HUNTINGDONSHIRE DISTRICT COUNCIL

00/01770/REM

OFFICER REPORT

Case No: 00/01770/REM Approval of Reserved Matters

Proposal: *Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)*

Location: Land To North Of Broadway Yaxley Peterborough

Applicant: Persimmon Homes Ltd

Grid Ref: 00051808 00029283

DESCRIPTION OF SITE AND APPLICATION
Proposal to change external appearance of house types on parcels 6 and 8 of Broadway development. The changes are cosmetic reflecting market requirements.

Part of parcel 8 lies within Peterborough City Council's area.

NATIONAL GUIDANCE

PLANNING POLICIES

PLANNING HISTORY
Significant history. Most recently for these parcels are 91/0800 (reserved matters)and 00/01001(change of some house types -parcel 6)

CONSULTATIONS

REPRESENTATIONS

SUMMARY OF ISSUES

Nothing radical to changes in elevations -the layout remains the same. In the context of this large estate the proposals are acceptable.

BACKGROUND PAPERS:

CONTACT OFFICER:
Enquiries about this report to **Geoff Crocker Development Control Team Leader (North) 01480 388403**

RECOMMENDATION **Grant Permission to**

SUMMARY OF CONDITIONS.

1. Condition. All the conditions specified in the outline planning permission referred to above with the exception of the reservation of the matters hereby approved.

1. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.

2. Note to applicant. The following planning policy documents and/or guidance are considered to be relevant to this decision:

The Approved Development Plan which comprises:
The Cambridgeshire Structure Plan 1995
The Huntingdonshire Local Plan 1995
Other relevant planning guidance (if any).

HUNTINGDONSHIRE DISTRICT COUNCIL PLANNING DEPARTMENT

DEVELOPMENT CONTROL

APPLICATION NO H01770/00

D/A.D./P.P.O. Comments

Date of Site Inspection:

Date Photograph(s) Taken:

Inspecting Officer's Comments and Recommendation

Inspecting Officer's Comments and Recommendation cont.

Record of Amendments

Date Received	Description	Date sent to Parish

Record of Enforcement/Compliance with conditions/permission

1. Conditions for special consideration

2. Inspection Report (inc. date of visit)

3. Action (inc. Enf. file reference if appropriate)

DRAFT COPY ONLY

Application Number: 00/01770/REM

TOWN & COUNTRY PLANNING ACT, 1990

APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PLANNING PERMISSION

Persimmon Homes Ltd
c/o Woods Hardwick
17 Goldington Road
Bedford
MK40 3NH

Refer to outline planning permission No.: 89/1659?

Huntingdonshire District Council in pursuance of powers under the above mentioned Act, hereby **APPROVE** the following matter(s) which had been reserved for later approval in the outline planning permission referred to above.

Approval of design and external appearance of 149 dwellings (Parcels 6 and 8) at Land To North Of Broadway Yaxley Peterborough

in accordance with your application received on 18th January 2001 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s.

1. Condition. All the conditions specified in the outline planning permission referred to above with the exception of the reservation of the matters hereby approved.

1. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.

2. Note to applicant. The following planning policy documents and/or guidance are considered to be relevant to this decision:
The Approved Development Plan which comprises:
The Cambridgeshire Structure Plan 1995
The Huntingdonshire Local Plan 1995
Other relevant planning guidance (if any).

Head of Planning Services
uf30865.rtf
Date 2nd March 2001

Huntingdonshire DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

3. Note to applicant. The site has been identified as having Geological Radon Potential. You are therefore advised to contact the following address to determine if any protection is required for the land in question:Central enquiry Service, British Geological Survey, Keyworth, Nottingham, NG12 5GG. Tel:0115 936 3276. There may be a requirement under the Building Regulations to carry out basic radon protection measures and/or to carry out a radon geological assessment. The Building Regulation section can be contacted on Tel:01480 388446 or at the councils offices.

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Earliest Decision Date: **16th February 2001**	Officer: **Geoff Crocker**

Ref No:	**0001770REM**	Parish:	**Yaxley**
Proposal:	**Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)**		
Location:	**Land To North Of Broadway Yaxley Peterborough**		
Grid Ref:	EASTING: 518080.000	Code:	**Approval of Reserved Matters**
	NORTHING: 292830.000		

Applicant:	**Persimmon Homes Ltd** **C/O Agent**	Agent:	**Woods Hardwick** **17 Goldington Road** **Bedford** **MK40 3NH**
		Phone:	[redacted]

Registered:	**19th January 2001**
Expiry:	**16th March 2001**
Site Notice Exp:	**16th February 2001**
Press Notice Exp:	15th February 2001

Constraints:

Radon gas may affect development

Recommendations	Parish Obj. Y / N Representations: Y / N

Application Number: 00/01770/REM

TOWN & COUNTRY PLANNING ACT, 1990

APPROVAL OF RESERVED MATTER(S) FOLLOWING OUTLINE PLANNING PERMISSION

Persimmon Homes Ltd
c/o Woods Hardwick
17 Goldington Road
Bedford
MK40 3NH

Refer to outline planning permission No.: **89/01659**

Huntingdonshire District Council in pursuance of powers under the above mentioned Act, hereby **APPROVE** the following matter(s) which had been reserved for later approval in the outline planning permission referred to above.

Approval of design and external appearance of 149 dwellings (Parcels 6 and 8) at Land To North Of Broadway Yaxley Peterborough

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   The Huntingdonshire Local Plan 1995
   Other relevant planning guidance (if any).

3. Note to applicant. The site has been identified as having Geological Radon Potential. You are therefore advised to contact the following address to determine if any protection is required for the land in question:Central enquiry Service, British Geological Survey, Keyworth, Nottingham, NG12 5GG. Tel:0115 936 3276. There may be a requirement under the Building Regulations to carry out basic radon protection measures and/or to carry out a radon geological assessment. The Building Regulation section can be contacted on Tel:01480 388446 or at the councils offices.

[redacted]
Head of Planning Services
uf17585.rtf
Date 9th March 2001

Huntingdonshire DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Buckles Solicitors
MDX 12312 Peterborough 1

Our Ref: SL/00/01770/REM, 99/11531/REM
Your Ref: HL1/SMO1689/1

26 June 2003

Dear Sirs

14 Riley Close, Yaxley

I write with reference to your fax of today and letter of yesterday about the above property.

I confirm that the position of the property was approved as plot 6.16 under planning application reference 00/01770/REM and that the public open space was approved in a separate location under planning application reference 99/11531/REM. The approved planting for the latter application, including the cycleway immediately south of the plot was shown on drawing 1369/LA/09 (1 of 2) E, which you or your client may view if you would like to visit these offices.

The charge you refer to does not affect the property.

On a point of detail, you have not supplied me with a plan to show the precise current boundaries of 14 Riley Close and so I cannot be certain that it does not overlap with the cycleway planting but I would be surprised if it there was an overlap. The approved schemes do not show anticipated boundaries of ownership.

If you wish to discuss this matter further, please contact Sheila Lindsay on **01480 388407**.

Yours sincerely

[redacted]
Development Control Manager
Planning Services
Operational Services Directorate

Buckles Solicitors
MDX 12312 Peterborough 1

Our Ref: SL/00/01770/REM, 99/11531/REM
Your Ref: HL1/SMO1689/1

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Yours sincerely

[redacted]
Development Control Manager
Planning Services
Operational Services Directorate

FAX MESSAGE

solicitors
BUCKLES
35/45-51 Priestgate
Peterborough PE1 1LB

ROUTINE ☐ URGENT ☒ CONFIDENTIAL ☐

Attention of: planning department	
Firm: Huntingdon Council	
Fax No.:	**Date:** 26 June 2003
From:	
No.of Pages: (Including this one)	**Time Fax Sent:**
Subject: 14 Riley Close Yaxley	
Message: We now re-fax our letter per our telecon of earlier today and would appreciate your urgent response - thank you.	
If you do not receive all the pages please contact us on 01733 888888	

Confidentiality Notice

The information contained in this facsimile is intended only for the individual or entity to which it is addressed. It may contain information that is private and confidential. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication and its attachments (all of which may be covered by legal professional privilege) is strictly prohibited and may be unlawful. If you have received this communication and its attachments in error, please notify us immediately by telephone and return it to us by post at the above address. We will refund your postage costs.

Location plan



Legend

Km 0.02 0.04 0.06 0.08 0.1

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

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Organisation	Huntingdonshire District Council
Department	Planning Services
Comments	
Date	26 June 2003
SLA Number	LA07828X

Your Ref

Our Ref HL1/SM01689/1

Date 25 June 2003

solicitors
BUCKLES

35/45-51 Priestgate
Peterborough PE1 1LB
[redacted]

Huntingdon District Council
Planning Department
DX 80929
Huntingdon

Fax No: 01480 388472

[redacted] please confirm

Dear Sirs

14 Riley Close, Yaxley

We write to advise that we are acting in relation to a remortgage of the above property. We note the charges register to the title contains a restrictive covenant referring to planning reference 89/11659 and we enclose a copy of the charges register for your information. We should be grateful if you could please confirm that the above property is not included in the land to be used as open space amenity and community purposes under your planning reference 89/11659.

We look forward to hearing from you as quickly as possible.

Yours faithfully

[redacted]

...RATIONAL SERVICES
PLANNING DIV.
26 JUN 2003
RECEIVED

Partners
Philip Wright
Colleen Gostick
Charles Applegate
Belinda Smith
Paul Branch
Alan Ifor-Jones
Roger Clarke
Michael Rabbett
Patrick Appleton
Martin Lewis
Karen Bloodworth
Duncan Jackson
Nigel Moore
James Maxey
Michael Blank
Austin Blackburn
Lyn Brisley

Associate
Barbara Burton

INVESTOR IN PEOPLE

Regulated by the Law Society
Authorised and regulated by the FSA

C: Charges Register

This register contains any charges and other matters that affect the land

1. (29 January 1999) A Transfer of the land in this title and other land dated 31 December 1998 made between (1) Yaxley Farm Limited (2) Taylor Woodrow Homes (Developments) Limited and (3) Persimmon Homes (East Midlands) Limited contains the following covenants:

   "For the benefit and protection of the Blue Retained Land and every part thereof and with the intent and so as to bind the Red Land Transferred and every part thereof into whosoever hands the same may come the Transferees jointly and severally covenant with the Transferor that no food store or pharmacy shall be erected or used upon the Red Land Transferred save by or with the prior written consent of the Transferor

   For the benefit of the Blue Land Transferred and every part thereof and with the intent so as to bind such areas of the Red Land Transferred which shall be identified to be laid out and used as amenity space upon the Red Land Transferred pursuant to Outline Planning Consent 89/11659 issued by Huntingdonshire District Council on the 23rd October 1998 or any Approval of Reserved Matters now or hereafter issued pursuant to such Outline planning Consent the Transferees jointly and severally covenant with the Transferor that such areas of land shall be used for the purpose of open space amenity and community uses and no buildings shall be erected thereon save those appropriate for use as open space amenity and community purposes (for example a pavilion changing room ancillary carparking and sports field maintenace buildings)"

   NOTE 1: The Blue Retained Land referred to is the supermarket site registered under title CB[illegible]22.

   NOTE 2: The Red Land Transferred referred to includes the land in this title.

2. (4 January 2002) A Transfer of the land in this title dated 14 December 2001 made between (1) Persimmon Homes (East Midlands) Limited and (2) Paul Adrian Smith contains restrictive covenants.

   NOTE:-Copy in Certificate.

3. (4 January 2002) **REGISTERED CHARGE** dated 14 December 2001 to secure the moneys including the further advances therein mentioned.

4. (4 January 2002) **PROPRIETOR:** ABBEY NATIONAL PLC (Co. Regn. No. 2294747) of Deeds Centre, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

END OF REGISTER

NOTE: A date at the beginning of an entry is the date on which the entry was made in the Register.

26 JUN 2003

TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
LISTED BUILDINGS AND BUILDINGS IN
CONSERVATION AREAS REGULATIONS 1990

PLANNING PERMISSION

01/00081/FUL

Kates Cabin Filling Station Great North Road Chesterton Peterborough PE7 3UJ

Redevelopment to provide new petrol/HGV filling station with sales building

00/01770/REM

Land to North of Broadway Yaxley Peterborough

Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)

LISTED BUILDING CONSENT

00/02066/LBC

159 Main Street Yaxley Peterborough PE7 3LD

Part demolition

Any person wishing to make representations should write to the Head of Planning Services, Pathfinder House, St Mary s Street, Huntingdon PE18 6TN within 21 days of the publication of this Notice. Copies of the submitted plans can be inspected at the Planning Division of the Operational Services Directorate.

The provisions of the Local Government (Access to Information) Act, 1985 require that any *letters received may be* made public and if an application results in an appeal, copies of representations will be sent to the Department of the Environment, Transport and the Regions and the Applicant.

MALCOLM SHARP
HEAD OF PLANNING SERVICES

04 04 851577 tc im

4FC

OP00478

Huntingdonshire
DISTRICT COUNCIL

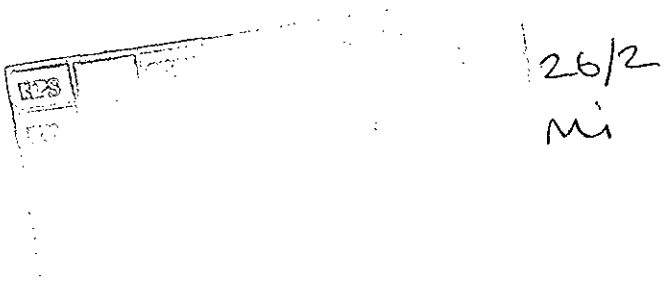
Pathfinder House St Mary's Street Huntingdon PE18 6TN

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 18 6TN

Application Number: 00/01770/REM Case Officer Geoff Crocker
Proposal: Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)
Location: Land To North Of Broadway Yaxley Peterborough

Observations of Yaxley Town/Parish Council.

Recommend approval



[redacted] Clerk to Yaxley Town/Parish Council.

Date: 20 Feb 2001

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

[redacted]

Mr D Jones
Peterborough City Council
Planning Control and enforcement Section
Bridge House
Town Bridge
Peterborough PE1 1HB

Our Ref: GFC/00/01770/REM
Your Ref: 01/00193/REM

2 March, 2001

Dear Mr Jones

CONSULTATION –REVISED ELEVATION TREATMENT TO HOUSE TYPES
PARCEL 8 LAND NORTH OF THE BROADWAY YAXLEY

Thank you for your letter dated 28th February 2001 concerning the above proposal.

There are no objections to this proposal which conjoins land within HDC area and upon which an application has been received and will shortly be approved.

Yours sincerely,

[redacted]
Development Control Team Leader
Operational Services Directorate
[redacted]

Telephone: [redacted]
Facsimile:
Please ask for:

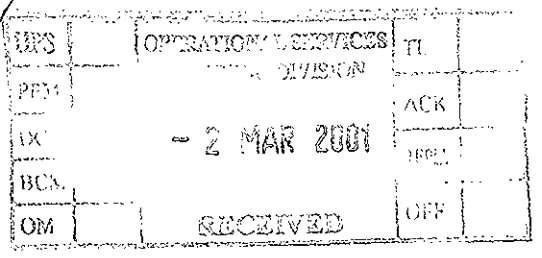
Our Ref: 01/00193/REM

PETERBOROUGH CITY COUNCIL
ENVIRONMENTAL SERVICES

Bridge House
Town Bridge
Peterborough
PE1 1HB
DX 12310 Peterborough 1
[redacted]

Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE18 6TN
FAO Head Of Planning Services

NO CHEQUE



28 February 2001

Dear Sir/Madam

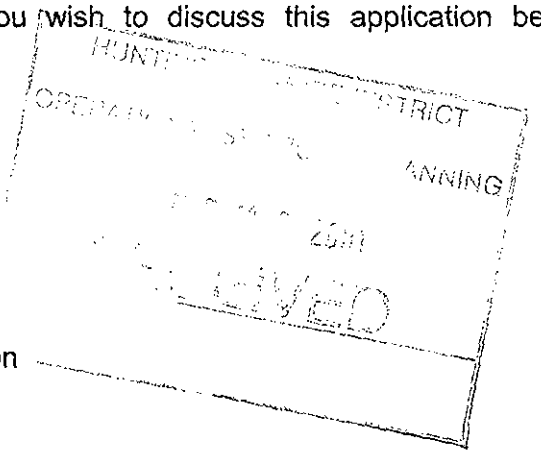
Consultation on Planning Application (Reserved Matters)
Revised elevation treatments to house types
at Parcel 8, Land North Of The Broadway, Yaxley Hampton Peterborough

Grid Ref: E518210. N293024.

... I attach a copy of an application which has been made to Peterborough City Council by Persimmon Homes Ltd.

I shall be pleased to receive your observations on this application by 14 March 2001.

Please contact Mr D Jones should you wish to discuss this application before returning your observations.



Yours faithfully

[redacted]

Administrative Assistant
Planning Control and Enforcement Section

Please read the accompanying notes before completing any part of this form. Form 1

PETERBOROUGH CITY COUNCIL
Cambridgeshire

APPLICATION FOR PLANNING PERMISSION
Town and Country Planning Act 1990

6 Completed copies of this form and 6 copies of each plan should be submitted to the Director of Planning & Environmental Health, Bridge House, Town Bridge, Peterborough PE1 1HB

Date received	For office use only
	13.2.01
Ref.	01/00193

PART 1
All questions must be answered. Failure to do so may result in the application being returned.

1 Applicant *(in block capitals)*	Name	PERSIMMON HOMES LTD
	Address and	PERSIMMON HOUSE, NAPIER PLACE ORTON WINSTOW, PETERBOROUGH, PE2 6XN
	Tel. No.	
Agent *(if any)* to whom correspondence should be sent.	Name	WOODS HARDWICK LTD
	Address and	17 GOLDINGTON ROAD, BEDFORD MK40 3NH
	Tel. No.	[redacted]
2 Particulars of proposals for which permission of approval is sought.		
(a) i Full address or location of land to which the application relates.		i PARCEL:8, LAND NORTH OF THE BROADWAY, YAXLEY
ii Site area or dimensions.		ii PARCEL 8 - 3.5 ha APPROX
(b) i Brief particulars of proposed development including the purpose(s) for which the land or buildings are to be used.		i AMENDMENTS TO ELEVATIONAL TREATMENTS OF HOUSE TYPES PREVIOUSLY APPROVED.
ii Is the application for industrial, office, warehousing, storage or shopping purposes? If yes, complete Part 2.		ii NO
(c) State whether applicant owns or controls any adjoining land and if so, give location. (See note 6).		NO
(d) i State the connection *(if any)* of the proposed development with agriculture or horticulture.		i NONE
ii If there is a connection, state your main occupation and the total area of the holding.		ii N/A
(e) State whether the proposal involves—		
i The erection of a new building(s).		i YES
ii If residential development, state number of dwelling units proposed and type if known, eg. houses, bungalows, flats.		ii 80
iii Alterations and extensions of a building(s).		iii NO
iv Change of use of land or buildings.		iv NO
v Construction of a new access to a highway (State whether vehicular or pedestrian)		v YES - VEHICULAR & PEDESTRIAN
vi Alteration to an existing access to a highway (State whether vehicular or pedestrian)		vi NO

HUNTINGDON[illegible] DISTRICT
OPERA[illegible]NING

		For office use only
Particulars of Application (see notes 2 and 3) State whether this application is for – i Outline planning permission ii Full planning permission iii Approval of reserved matter, following the grant of outline permission. If yes, state date and reference number of previous permission Date Number iv Renewal of a temporary permission. If yes, state date and reference number of previous permission. Date Number	i NO ii NO iii YES - OUTLINE CONSENT REF. 89/1659 AND APPROVAL OF RESERVED MATTERS REF. 99/0800 DATED 29.09.99 iv NO	
Particulars of Present and Previous Use of Buildings or Land. i Present use of buildings/land ii If vacant (a) The last previous use (b) When such use ceased.	i RESIDENTIAL DEVELOPMENT SITE UNDER CONSTRUCTION ii (a) N/A (b) N/A	
Additional Information (a) State materials proposed to be used on external elevations. (Trade names of materials and colours should be given).	i walls SEE PLANS ii Roof(s) SEE PLANS	
(b) Are there any trees, hedges or large shrubs on the site? If yes, indicate accurately their position on the submitted plan(s).	NO	
(c) i How will surface water be disposed of? ii How will foul sewage be dealt with?	i TO EXISTING WATERCOURSE VIA BALANCING LAGOON ii TO FOUL WATER SEWER	
(d) Is there a public right of way on or crossing the application site?	YES/NO	
Plans List drawings and plans submitted with the application. Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc should be clearly shown on the submitted plans, unless the application is in outline only.	SEE ATTACHED SCHEDULE	

I/We hereby apply for

* (a) planning permission to carry out the development described in this application and the accompanying plans, and in accordance therewith.

OR * (b) approval of details of such matters as were reserved in the outline permission specified herein and are described in this application and the accompanying plans.

OR * (c) planning permission to retain buildings or works already constructed or carried out, or a use of land already instituted as described on this application and the acc[redacted]

* Delete whichever is not applicable.

Date 02.02.01 Signed [redacted]

PP WOODS HARDWICK LTD

On behalf of PERSIMMON HOMES LTD

(insert applicant's name if signed by an agent)

TO AVOID DELAY SUBMIT IN ALL CASES

The appropriate number of forms and plans.

Two copies of the appropriate certificate declaring your interest in the land or buildings, which are the subject of this application.

The appropriate fee (complete and return separate form).

If you wish to submit additional information to support your application, you may do so in a covering letter.

PART 2

Additional information required only in respect of applications for Industry, Offices, Warehousing, Storage or Shops

		For office use only
1 In the case of industrial development, give a description of the processes, and products and the type of plant or machinery to be installed.		
2 If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give any information you can about the ultimate development.		
3 Is the proposal related to an existing use on or near the site? If so please explain the relationship.		
4 Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so please give details including address and gross floor area of such premises and state your intentions in respect of those premises.		

5	Existing (if any)	Proposed new floor space	
(a) What is the total floor space of all buildings to which the application relates?	(a) m^2/sq ft	m^2/Sq ft	
(b) What is the amount of floor space included in the above figure for:			
i Industry	(b) i m^2/sq ft	m^2/sq ft	
ii Offices	ii m^2/sq ft	m^2/sq ft	
iii Retail trading	iii m^2/sq ft	m^2/sq ft	
iv Storage	iv m^2/sq ft	m^2/sq ft	
v Warehousing	v m^2/sq ft	m^2/sq ft	

6	(a) Office	(b) Industrial	(c) Other staff	For office use only
i If you have existing premises on the site, how many persons are employed now?	i			
ii How many will be employed when the development proposed is completed including, if any, numbers detailed in (i) above?	ii			
iii If you propose to transfer staff from other premises, please give details of the numbers involved and of the location of the premises affected.	iii			
7 What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provisions on the plans and distinguish between parking for operational needs and other purposes).				
8 What is the estimated vehicular traffic flow to the site during normal working day? (Please include all vehicles except those used by individual employees driving to work).				
9 What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?				
10 i Will the proposed use involve the use or storage of any of the materials in the quantities mentioned in note 10?	i			
ii If "Yes" state materials and approximate quantities.	ii			

Telephone: 01733 453414
Facsimile: 01733 890348
Please ask for: Daniel Jones
Our Ref: 99/00648/REM
Your Ref: 00/01770/REM

PETERBOROUGH CITY COUNCIL
ENVIRONMENTAL SERVICES

Bridge House
Town Bridge
Peterborough
PE1 1HB
DX 12310 Peterborough 1
[redacted]

12/02/01

FAO G.Crocker
Huntingdonshire District Council
Operational Services Directorate
Development Control
Pathfinder House
St.Marys Street
Huntingdon
PE29 3TN

Dear Mr.Crocker,

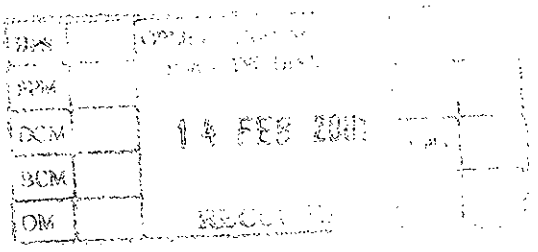
Re: Land to the North of Broadway, Yaxley ref.00/01770/REM – Design & External Appearance of Dwellings

Thank you for your consultation on the above planning application. Plan 14369/1003F relating to 11 properties in Peterborough City Council District has been approved under planning application 99/00648/REM condition C2 on 06/11/00. I refer you to letter dated 06/11/00 your reference BJ/LML/DC/14369/B1. I have no further comments.

Yours sincerely

[redacted]

Hampton Team
Development Services



Cc

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

Planning Services.

[redacted]
Environmental Health Services
Public Health Manager
Operational Services Directorate

Our Ref: 00/01770/REM
Your Ref:

30th January 2001

Proposal: **Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)**
Location: **Land To North Of Broadway Yaxley Peterborough**
Applicant: **Persimmon Homes Ltd**
Constraints: Radon gas may affect development

I enclose a copy of the above application. Please make any comments by 13th February 2001.
If you wish to discuss this matter further, please contact Geoff Crocker on Direct Dial 8403

OBSERVATIONS:
Please tick the appropriate box:

- [x] No comments CW RT
- [ ] No objections
- [ ] No objections subject to:
- [ ] Objections for the following reasons:
- [ ] I require an additional 14 days.

HUNTINGDONSHIRE DISTRICT COUNCIL
1 FEB 2001
OPERATIONAL SERVICES DEPARTMENT

SIGNED [redacted]

Date: 2-2-01

[redacted]

PLANNING SERVICES

ufm12.rtf

MEMO TO D.C. ADMIN FILE NO. 00/1770

Please carry out the following:-

Additional Consultations ☑

Peterborough City Council [att. Daniel Jones]

Notify Neighbours ☐

Advertise: Press ☐

Site Notice ☐

Amend Description/Address/Other ☐

Register as Withdrawn/Observations sent ☐

Sig[redacted]

Dated 1/2/1

Completed by [redacted]

Date 6/02/01

* Do not send plans of house types but send Layout plans for both parcels 6 + 8

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

Director of Planning and Environmental Health
Peterborough City Council
Bridge Street
Peterborough
PE1 1HG

For the attention of Mr Daniel Jones

Our Ref: 00/01770/REM
Your Ref:

6th February 2001

Dear Sir/Madam

Planning Application Consultation
Proposal: Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)
Location: Land To North Of Broadway Yaxley Peterborough

I enclose a copy of an application for planning permission for the above development. If you wish to make any observations they should be received by 20th February 2001.

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial [redacted]

Yours faithfully

[redacted]
Development Control Team Leader (North)
Operational Services Directorate
8403

[redacted]

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

[redacted]
Building Control Manager
Planning Department

Our Ref: 00/01770/REM
Your Ref:

22nd January 2001

Proposal: **Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)**
Location: **Land To North Of Broadway Yaxley Peterborough**
Applicant: ***Persimmon Homes Ltd***
Constraints: Radon gas may affect development

I enclose a copy of the above application. Please make any comments by 5th February 2001.
If you wish to discuss this matter further, please contact Geoff Crocker on Direct Dial 8403

OBSERVATIONS:
Please tick the appropriate box:

- [x] No comments
- [ ] No objections
- [ ] No objections subject to:
- [ ] Objections for the following reasons:
- [ ] I require an additional 14 days.

SIGNED: [redacted]

Date: 23/01/01.

[redacted]

PLANNING SERVICES ufm2.rtf

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE18 6TN

[redacted]
Head of Engineering Architectural Serv
Operational Services Directorate

Our Ref: 00/01770/REM
Your Ref:

19th January 2001

Proposal: **Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)**
Location: **Land To North Of Broadway Yaxley Peterborough**
Applicant: **Persimmon Homes Ltd**
Constraints: Radon gas may affect development

I enclose a copy of the above application. Please make any comments by 2nd February 2001.
If you wish to discuss this matter further, please contact Geoff Crocker on Direct Dial 8403

OBSERVATIONS:
Please tick the appropriate box:

- ☐ No comments
- ☑ No objections
- ☐ No objections subject to:
- ☐ Objections for the following reasons:
- ☐ I require an additional 14 days.

HPS 30 JAN 2001

SIGNED: [redacted]

Date: [redacted] 22/1.

[redacted]

PLANNING SERVICES

ufm8.rtf

[redacted]

Huntingdonshire District Council

TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

NOTICE OF PROPOSED DEVELOPMENT

Proposed Development at:

Land To North Of Broadway Yaxley Peterborough

I give notice that Persimmon Homes Ltd

Is applying to HUNTINGDONSHIRE DISTRICT COUNCIL for:

PLANNING PERMISSION

Proposal: Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)

Ref: 00/01770/REM

Any one wishing to make representations about this application should write to the Head of Planning Services, Pathfinder House, St Mary's Street, Huntingdon, PE18 6TN within 21 days of the publication of this Notice. Copies of the application may be inspected at this address during normal office hours. Please quote the application reference number in any representations.

Owing to the provisions of the Local Government (Access to Information) Act, 1985 any representations received may be made public and if the application results in an appeal, copies of representations will be sent to the Planning Inspectorate and the Applicant.

MALCOLM SHARP
HEAD OF PLANNING SERVICES

Date: 26th January 2001

Huntingdonshire
DISTRICT COUNCIL

ufm4.rtf

[redacted]
Environmental Health Services
Public Health Manager
Operatinal Services Directorate

File Copy

Our Ref: 00/01770/REM
Your Ref:

30th January 2001

Proposal: **Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)**
Location: **Land To North Of Broadway Yaxley Peterborough**
Applicant: ***Persimmon Homes Ltd***

I enclose a copy of the above application. Please make any comments by 13th February 2001.

If you wish to discuss this matter further, please contact Geoff Crocker on Direct Dial 8403

OBSERVATIONS:

Please tick the appropriate box:

☐ No comments

☐ No objections

☐ No objections subject to:

☐ Objections for the following reasons:

☐ I require an additional 14 days.

SIGNED:

Date:

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Persimmon Homes Ltd
c/o Woods Hardwick
17 Goldington Road
Bedford
MK40 3NH

Our Ref: 00/01770/REM
Your Ref:

19th January 2001

Dear Sir/Madam

Planning Application Receipt – Ref. 00/01770/REM
Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)
Land To North Of Broadway Yaxley Peterborough

Your application, as described above, was registered on 19th January 2001 and is due to be determined by 16th March 2001. If this is not possible it will be assumed that you have no objections to an extension of the time period unless you notify the Local Planning Authority to the contrary.

However, you are entitled to appeal to the Planning Inspectorate against non-determination if no decision is reached within the statutory eight week period.

Appeals must be made on a form, which is obtainable from the Planning Inspectorate, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

Your application is a public document and any neighbours will be informed of the application and given the opportunity to comment.

The application you have just submitted may not be the only one required to carry out the development. It is your responsibility to ensure that any other relevant approvals or consents are obtained. Building Regulations consent may be required for building or engineering works and you are advised to obtain advice from the Building Control Section of this Directorate on [redacted]

Continued over..

[redacted]

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE18 6TN

[redacted]
Amenity Centre, Main Street
Yaxley
Peterborough
PE7 3LU

File Copy

Our Ref : 00/01770/REM
Your Ref:

19th January 2001

Dear Clerk

PARISH COUNCIL CONSULTATION – APPLICATION REF. 00/01770/REM

Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)
Land To North Of Broadway Yaxley Peterborough

Enclosed are the forms and plans relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development. Any representations made should be representations of the Parish Council as such and not of individuals.

Residential neighbours abutting the site of this application will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

You may return the plans with your reply. If, however, the plans are retained you should not allow unauthorised copying. Plans may, however, be made available to the public for inspection during the consultation period.

I should be pleased to receive your Council's views as soon as possible or in any case by
9th February 2001

[redacted]

PLANNING SERVICES

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If you wish to discuss this matter further, please contact the help desk on Direct Dial [redacted] or the case officer [redacted]

Yours faithfully

[redacted]
Development Control Manager
Operational Services Directorate

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE18 6TN

[redacted]

Strategic Planning
Cambridgeshire County Council
Shire Hall
Castle Hill
Cambridge
CB2 0AP

File Copy

Our Ref: 00/01770/REM
Your Ref:

19th January 2001

Dear Sir/Madam

Planning Application Consultation
Proposal: Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)
Location: Land To North Of Broadway Yaxley Peterborough

I enclose a copy of the above application and should be grateful for any views your Council may have as County Planning Authority by 9th February 2001.

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial [redacted]

Yours faithfully

[redacted]
Development Control Team Leader (North)
Operational Services Directorate

[redacted]

[redacted]

PLANNING SERVICES

[redacted]
Head of Engineering Architectural Serv
Operational Services Directorate

File Copy

Our Ref: 00/01770/REM
Your Ref:

19th January 2001

Proposal: **Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)**
Location: **Land To North Of Broadway Yaxley Peterborough**
Applicant: **Persimmon Homes Ltd**

I enclose a copy of the above application. Please make any comments by 2nd February 2001.

If you wish to discuss this matter further, please contact Geoff Crocker on Direct Dial [redacted]

OBSERVATIONS:

Please tick the appropriate box:

☐ No comments

☐ No objections

☐ No objections subject to:

☐ Objections for the following reasons:

☐ I require an additional 14 days.

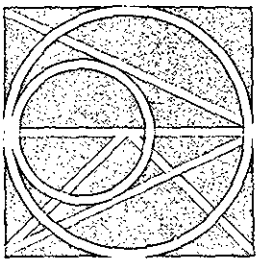
SIGNED:

Date:

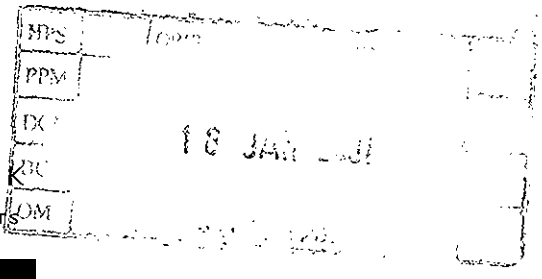
177 H01770/00

HPS
PPM
DC
BC
OM

18 JAN 2001



WOODS HARDWICK
ARCHITECTS & DEVELOPMENT CONSULTANTS
17 GOLDINGTON ROAD BEDFORD MK40 3NH
[redacted]



FAO [redacted]
Planning Department
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambs PE18 6TN

TEW/PM/DC/14369/B1

17 January 2001

Dear Sirs

RE: APPROVAL OF DESIGN AND EXTERNAL APPEARANCE PARCELS 6 & 8 LAND TO NORTH OF BROADWAY, YAXLEY

We refer to your various correspondence, the latest dated 13 December 2000 and enclose herewith 6 copies of the missing house types as requested.

Please accept our apologies for the delay in responding.

Yours faithfully
WOODS HARDWICK LTD

[redacted]

P WHAMOND (Mrs)
ASSOCIATE

Enc Cottage D/77 East
Cottage D/80 East
M - Cottage 149 East Rev D
M - 170 - East Rev C

cc Adrian Evans - Persimmon Homes (East Midlands)

DIRECTORS
BRYN JONES Dip ARCH RIBA FFB
GRAHAM R K PEACE Dip ARCH RIBA
CHRISTOPHER S BRACKLEY B.Sc

WOODS HARDWICK PLANNING LIMITED
JOHN B HARGREAVES Dip TP MRTPI

ASSOCIATE DIRECTORS
ARCHITECTS J CUNLIFFE Dip ARCH RIBA
K D MYHILL MBIAT CIOB
ENGINEERING I D BISHOP B Sc (Hons) C Eng MICE MIHT
HOUSING R J DANIELLS
G R SURKITT Dip SURV
SURVEYING S BEVERLY Dip LS M Inst CES

ASSOCIATES
ARCHITECTS G W LAKE B Sc Dip ARCH RIBA
S J ADLAM Dip ARCH RIBA Dip UD
ENGINEERING W J HULATT
HOUSING T E WHAMOND
PRACTICE MANAGER C D NEWLAND

WOODS HARDWICK LTD
REGISTERED IN ENGLAND NO 2133642
REGISTERED OFFICE EQUIPOISE HOUSE
GROVE PLACE BEDFORD MK40 3LE

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE18 6TN

Persimmon Homes Ltd
c/o Woods Hardwick
17 Goldington Road
Bedford
MK40 3NH

File Copy

Our Ref: 00/01770/REM
Your Ref:

11th December 2000

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)
Land To North Of Broadway Yaxley Peterborough

I refer to my previous letter in respect of the above application. I still have not received the information requested and would be grateful to receive it as soon as possible.

I enclose a copy of my earlier letter for your information.

You are reminded that no action can be taken to determine the application without this information. If you do not reply by 1st January 2001, it will be assumed that you do not wish to proceed, and the application will be returned to you.

If you wish to discuss this matter further, please do not hesitate to contact me or [redacted] on [redacted]

Yours faithfully

[redacted]
Administrative Officer
Operational Services Directorate

Tel [redacted]

[redacted]

PLANNING SERVICES

uf08001.rtf

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE18 6TN

Persimmon Homes Ltd
c/o Woods Hardwick
17 Goldington Road
Bedford
MK40 3NH

File Copy

Our Ref: 00/01770/REM
Your Ref:

31st October 2000

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
Approval of design and external appearance of 149 dwellings (Parcels 6 and 8)
Land To North Of Broadway Yaxley Peterborough

I have received an application for the above. However, I regret that it is not complete and I still require the following:

I refer to the telephone conversation between Tricia and myself and confirm that I still require 6 sets of plans showing missing house types.

NB In the event of plans being returned to the applicant/agent for further information/amendment one copy is held by this office for reference purposes.
No action can be taken to determine the application without this information. If you do not reply by 5th December 2000, it will be assumed that you do not wish to proceed, and the application may be returned to you.

If you wish to discuss this matter further, please do not hesitate to contact me or [redacted] on [redacted]

Yours faithfully

[redacted]
Administrative Officer
Operational Services Directorate

[redacted]

PLANNING SERVICES

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H0171/00

WOODS HARDWICK

ARCHITECTS & DEVELOPMENT CONSULTANTS

17 GOLDINGTON ROAD BEDFORD MK40 3JY

TEL: 01234 268862 FAX: 01234 353034

e-mail: dr@woodshardwick.demon.co.uk

[redacted]

BJ/LML/DC/14369/B1

Planning Department
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambs PE18 6TN

18 OCT 2000

16 October 2000

Dear Sirs

RE: PARCEL 6 & 8, YAXLEY

We refer to earlier correspondence with Mr Crocker and subsequent discussions with him regarding the elevational changes proposed by our clients to the dwellings on this phase. As Mr Crocker is aware, we did endeavour to deal with these changes by way of a minor amendment but Mr Crocker concluded that they should be formalised by way of an application. We accordingly now enclose a planning application with regard to these proposals and we would ask if Mr Crocker could now deal with this matter as soon as possible and we would hope that it would fall within the delegated powers process.

Accordingly we enclose the following:-

1) 6 copies of the planning application form
2) 6 copies of each drawing as listed on the attached schedule
3) Certificate A
4) Our client's cheque in the sum of £190.00

We would appreciate this application being determined as soon as possible. However, if you foresee any difficulty in recommending approval to your Planning Committee, we would be grateful if we could be given the opportunity of discussing the merits of the application further before it is determined.

If you require any further information, or clarification, please do not hesitate to contact the writer.

Yours faithfully
WOODS HARDWICK LTD

[redacted]

B JONES
DIRECTOR

Enc:

cc : Client

DIRECTORS
BRYN JONES Dip ARCH RIBA FFB
GRAHAM R K PEACE Dip ARCH RIBA
CHRISTOPHER S BRACKLEY B Sc

WOODS HARDWICK PLANNING LIMITED
JOHN B HARGREAVES Dip TP MRTPI

ASSOCIATE DIRECTORS
ARCHITECTS
J GUNLIFFE Dip ARCH RIBA
K D MYHILL MBIAT CIOB
ENGINEERING
I D BISHOP B Sc (Hons) C Eng MICE MIHT
HOUSING
R J DANIELLS
G R SURKITT D p SURV
SURVEYING
S BEVERLY D p LS M Inst CES

ASSOCIATES
ARCHITECTS
G W LAKE B Sc Dip ARCH RIBA
S J ADLAM Dip ARCH RIBA D p UD
W J HULATT
ENGINEERING
T E WHAMOND
HOUSING
C A D
L KINGHAM
PRACTICE MANAGER
C D NEWLAND

WOODS HARDWICK LTD
REGISTERED IN ENGLAND NO 2133642
REGISTERED OFFICE EQUIPOISE HOUSE
GROVE PLACE BEDFORD MK40 3LE

NOTE: This form incorporates details of fees which are required to accompany applications received on or after 3rd January 1995

10/77/00

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (Fees for Applications and Deemed Applications) (Amendment) (No.2) Regulations 1993

PLANNING APPLICATION CHARGES Planning applications are required to be accompanied by a fee payable to the District Authority to whom application is made. Please read the scale of charges overleaf and the notes, complete the following details and submit this form, together with the appropriate fees, with your application. Failure to complete this form or deposit the correct fee may result in the application being delayed. **In cases of doubt please consult the relevant District Planning Authority to ascertain the correct fee.**

PLEASE USE BLOCK CAPITALS

Applicant's
Name PERSIMMON HOMES LTD
Address PERSIMMON HOUSE, NAPIER PLACE
ORTON WISTOW, PETERBOROUGH PE2 6XN

Agent (if any)
Name WOODS HARDWICK LTD
Address 17 GOLDINGTON ROAD
BEDFORD MK40 3NH

1. Brief description and location of development. AMENDED ELEVATIONAL TREATMENT TO APPROVED HOUSE TYPES PARCELS 6 & 8 , YAXLEY

2. Where applicable please complete the following:

(i) site area (outline, minerals, operations).	(i) 1.8 ha Approx.
(ii) no. of dwelling units or additional units.	(ii) 149 DWELLINGS
(iii) gross floor area created (non residential).	(iii) sq.m.

3. Is exemption claimed from payments? XXX/NO
If so, please specify reasons: *(see notes overleaf)*.

(i) for disabled persons requirements.	(i) YES/NO
(ii) the development would otherwise be permitted.	(ii) YES/NO
(iii) modified proposal by the same applicant within 12 months.	(iii) YES/NO Previous ref. no. 99/0800
(iv) resubmission within 12 months of withdrawn or refused application (ref. no. and date of submission of withdrawn application, or ref. no. and date of previous refusal should be given.	(iv) YES/NO Previous ref. no. Date
(v) same use class - required by planning condition.	(v) YES/NO
(vi) Consolidating minerals application.	(vi) YES/NO

4. Is a reduced fee claimed? (If so, reasons below). XXX/NO

(i) application by Parish Council.	(i) YES/NO
(ii) for non-profit making sports club.	(ii) YES/NO
(iii) Approval of reserved matters where full fee has been paid	(iii) YES/NO
(iv) alternative proposals for same site.	(iv) YES/NO

5. Indicate category of development for which payments is made (see list of categories overleaf). 1 (b)

6. Amount enclosed £ 190.00

Signed [redacted] HARDWICK LTD Date 16.10.00

HUNTINGDONSHIRE DISTRICT COUNCIL
OPERATIONAL
18 OCT 2000

NOTES

1. Payment should preferably be made by crossed cheque made payable to the District Council to whom applicatio is made. The Council will accept no liability if cash is sent by unregistered post.
2. Fees are subject to change - this form may be out of date after 31.12.95.

Printed April 2000

NOTE: This form incorporates details of fees which are required to accompany applications received after 30th September 1997

H01770/00

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (Fees for Applications and Deemed Applications) (Amendment) Regulations 1997

PLANNING APPLICATION CHARGES Planning applications are required to be accompanied by a fee payable to the District Authority to whom application is made. Please read the scale of charges overleaf and the notes, complete the following details and submit this form, together with the appropriate fees, with your application. Failure to complete this form or deposit the correct fee may result in the application being delayed.

In cases of doubt please consult the relevant District Planning Authority to ascertain the correct fee.

PLEASE USE BLOCK CAPITALS

Applicant's Name PERSIMMON HOMES LTD

Address PERSIMMON HOUSE, NAPIER PLACE, ORTON WISTOW PETERBOROUGH

Agent's Name (if any) .....

Address .....

18 [illegible] 2000

1. Brief Description and location of development.

2.	Where applicable please complete the following:	
	(i) site area (outline, minerals, operations).	(i) ha
	(ii) no. of dwelling units or additional units	(ii)
	(iii) gross floor area created (non residential).	(iii) sq.m.
3.	Is exemption claimed from payments?	YES/NO
	If so, please specify reasons: (*see notes overleaf*).	
	(i) for disabled persons requirements.	(i) YES/NO
	(ii) the development would otherwise be permitted.	(ii) YES/NO
	(iii) modified proposal by the same applicant within 12 months.	(iii) YES/NO
		Previous ref. no .....
	(iv) resubmission within 12 months of withdrawn or refused application (ref. no. and date of submission of withdrawn application, or ref. no. and date of previous refusal should be given.	(iv) YES/NO Previous ref. no. ..... Date .....
	(v) same use class - required by planning condition.	(v) YES/NO
	(vi) Consolidating minerals application.	(vi) YES/NO
4.	Is a reduced fee claimed? (If so, reasons below).	YES/NO
	(i) application by Parish Council.	(i) YES/NO
	(ii) for non-profit making sports club.	(ii) YES/NO
	(iii) approval of reserved matters where full fee has been paid.	(iii) YES/NO
	(iv) alternative proposals for same site.	(iv) YES/NO
5.	Indicate category of development for which payment is made (see list of categories overleaf).	
6.	Amount enclosed with this application	£ 190— REC'D 1583

Signed *Date*

NOTES

1. Payment should preferably be made by crossed cheque made payable to the District Council to whom application is made. The Council will accept no liability if cash is sent by unregistered post.

OS108

PLANNING CHARGES FROM 1st OCTOBER 1997

SUMMARY OF CHARGES PROVIDED FOR IN THE REGULATIONS

CATEGORIES		FEE PAYABLE	MAXIMUM FEE
Operations			
1. New dwellings	(a) Outline	£190 per 0.1 hectare	£4,750
	(b) Others	£190 per dwelling	£9,500
2. Buildings (other than dwellings agricultural buildings or plant and glasshouses etc.)	(a) Outline	£190 per 0.1 hectare	£4,750
	(b) Others:		
(i) where no floor area is created:		£95	
(ii) where the floor area created is below 40 sq. m.;		£95	
(iii) where floor area is between 40 & 75 sq. m.		£190	
(iv) where floor area exceeds 75 sq. m.		£190 per 75 sq.	£9,500
3. Agricultural buildings on agricultural land (other than glasshouses)	(a) Outline	£190 per 0.1 hectare	£4,750
	(b) Others		
(i) where gross floor area is less than 465 sq. m.		£35	
(ii) where floor area is between 465 and 540 sq. m.		£190	
(iii) where floor area exceeds 540 sq. m.		additional £190 per 75sq. m	£9,500
4. Glasshouses and Poly tunnels agricultural land	(a) up to 465 sq.m	£35	
	(b) exceeding 465 sq.m	£1,085	
5. Erection, alteration or replacement of plant and machinery		£190 per 0.1 hectare	£9,500
6. Enlargement, improvement or alteration of dwellings for domestic purposes:			
(a) in respect of one dwelling		£95	
(b) 2 or more dwellings		£190	
7. (a) Operations within residential curtilage for domestic purpose (including buildings, gates and fences etc.)		£95	
(b) Car Park, road and access to serve single undertaking where associated with existing use.		£95	
8. Operations connected with exploratory drilling for oil or gas.		£190 per 0.1 hectare	£14,250
9. Operations not within above categories:			
(a) Maximum mineral operations:		£95 per 0.1 hectare	£14,250
(b) Maximum in other cases			£950
Uses			
10. Change of use of a building to one or more dwellings:			
(a) from existing dwelling to two or more dwellings:		£190 per extra dwelling	£9,500
(b) from other building to one or more dwellings.		£190 per dwelling	£9,500
11. Use for disposal of refuse or waste materials and open mineral storage.		£95 per 0.1 hectare	£14,250
12. Material change of use in land or buildings other than above		£190	
Advertisements			
A1 Advertisement on business premises or other land within the business curtilage relating to nature of business, goods sold, services provided, or name of persons undertaking business.		£50	
A2 Sign relating to business in the locality but not visible from that site		£50	
A3 All other advertisements		£190	
Determinations			
Applications submitted under parts 6, 24 or 25 of the (General Permitted Development) Order 1995		£35	

Calculation of Fees

(a) Floor & site areas

(i) Fees based on floor areas are measured externally

(ii) Any excess over multiples of 75 sq.m. (full or detailed applications) or 0.1 ha (outline applications) are rounded up to the nearest 75 sq.m. or 0.1 ha)

(b) Mixed Category Applications

(i) Where applications (other than outline) are for development in Category 1 and development in Categories 2, 3 or 4, the fees for each part of the application are calculated separately and are added together.

(ii) Where applications are for development within more than one of categories 2, 3 and 4 or categories 5-12, the fee for each category is calculated separately and the highest fee is payable.

Summary of Exemptions Fees are not payable in the following circumstances:

(a) Facilities for Disabled Persons

Where the development relates to alterations or extensions to a dwelling house or operations within the curtilage of a dwelling house and the development is for the purpose of providing access or facilities for greater safety, health or comfort of a resident or intended resident who is disabled (i.e. within any of the descriptions to which Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of the Children Act 1989). This exemption extends to works to improve a disabled access to a public building.

(b) Development otherwise P.D.

Applications required by a restrictive condition on a previous planning permission, or because of the effect of an Article 4 direction, for development which is otherwise permitted by a General Development Order, or for a change of use within the same class specified in the Use Classes Order.

(c) Resubmissions

Resubmissions of applications following refusals of permission or withdrawn applications, and the submission of amended proposals following the grant of permission or approval of reserved matters subject to the following conditions:

(i) The application is made within twelve months of the date of the decision or, in the case of a withdrawn application, within twelve months of the date the previous application was submitted.

(ii) The site is the same as, or part of the original site and no other land is included

(iii) The development is of the same character.

(iv) The applicant is the same

(v) That the earlier application is one to which no exemption was granted and the relevant fee was paid.

(vi) If the original application was in outline the resubmission is in the outline.

SUMMARY OF REDUCED FEES

1) Use of land for sports fields or other ancillary operations (other than buildings) by non profit making club or society - fee payable £190.

2) Applications for approval of one or more reserved matters require fees in accordance with the schedule, except where such applications have been previously made and the sum is not less than would be payable in respect of all reserved matters authorised by the outline permission. On subsequent applications for approval of reserved matters by the same applicant the fee payable is £190.

3) Applications by Parish Councils - fee payable is one half the normal rate.

4) Alternative proposals on the same site. Submitted by the same applicant. Highest category at full fee, remainder at half fee. (Normal fees are required for duplicate applications).

5) Applications straddling district or county boundaries are subject to special rules. (Para. 8 of DOE circular 73/91 relates). Generally one fee is paid to the authority having the larger site but calculated by the whole scheme, and subject to special ceiling. Applicants in these cases and any other cases of doubt are advised to consult the district planning authority.

6) Renewal of permission - fee payable £95 unless the original permission was not implemented and has expired.

7) Variation or removal of a condition £95.

PARCELS 6 & 8, YAXLEY
FOR PERSIMMON HOMES LTD

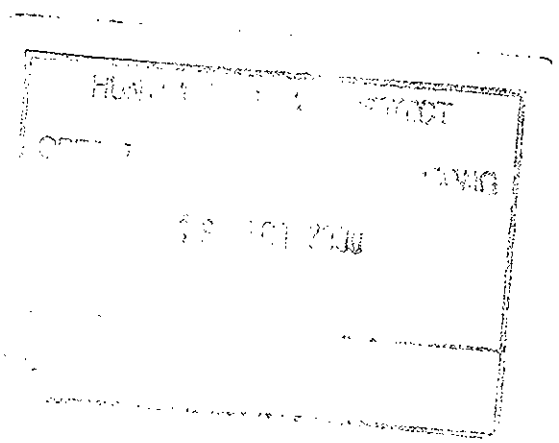
List of Drawings submitted with Planning Application

PLANNING LAYOUT	14369/1002E
PLANNING LAYOUT	14369/1003G
LAND PARCELISATION PLAN	12339/1081

HOUSE TYPES

M-Cottage C/78 East Rev A
M-Cottage C/108 East Rev A
M-Cottage C/114 East Rev A
M-Cottage C/115 East Rev A
M-127-Cottage-Double Bay Rev B
M-Cottage C/133 East Rev C
M-Cottage C/158 East Rev F
M-159-Cottage-East Rev C

BJ/LML/DC/14369/2502/B1
16 October 2000



FORM 2

Huntingdonshire District Council

Planning Division, Operational Services Directorate,
Huntingdon, Cambs., PE18 6TN.

Town and Country Planning Act 1990 - Section 66
Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7(1)

NOTIFICATION TO OWNERS AND AGRICULTURAL TENANTS

1. Section 66 of the Town and Country Planning Act, 1990 provides that the local planning authority shall not entertain an application for planning permission unless it is accompanied by certain certificates. This is designed to secure that owners of land, and agricultural tenants, are given notice of applications relating to their land. It is the duty of applicants to give the necessary notices, and to provide the appropriate certificates. You should therefore read the paragraphs below, which summarise the material provisions of the section, and send in the appropriate certificates when completed, with your application.

   A. If you are the sole freeholder or leaseholder of all the land to which the application relates you should complete Certificate A.

   B. If you are not the sole freeholder or leaseholder of all of the land to which the application relates, and you know all the names and addresses of owners of the land, you should send them notice in the form shown overleaf and complete Certificate B.

   C. If you know the names and addresses of some of the owners of the land to which the application relates, but not all of them, you should complete and send the Notice to all those whose names and addresses you know, and publish the same Notice in a local newspaper. The newspaper notice should be published not earlier than twenty-one days before the date of the application. You should then complete Certificate C.

   D. If you do not know the names and addresses of any of the owners of the land to which the application relates, you should complete and publish the Notice in a local newspaper. This notice should be published not earlier than twenty-one days before the date of the application. You should then complete Certficate D.

   (Certificates C and D can be obtained from the Council).

2. Section 68 - Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular shall be guilty of an offence.

3. The notice and certificates referred to in these notes are prescribed by the Town and Country Planning (General Development Procedure) Order, 1995.

CERTIFICATE A - *Where the Applicant is Owner (see definition below)*

I CERTIFY THAT:

1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

*2. None of the [redacted] is part of, an agricultural holding;

Signed .... [redacted] LTD ... *On behalf of* PERSIMMON HOMES LTD .....

..... *Date* 16.10.00 .....

* If any part of the land is or is part of an agricultural holding as described below, this statement must be deleted and the AGRICULTURAL HOLDINGS CERTIFICATE overleaf completed.

DEFINITIONS

1. Owner means a person having a freehold or a leasehold interest the unexpired term of which is not less than 7 years.

*2. An Agricultural Holding is land compromised in a contract of tenancy. If there is no tenancy involved, even if the land is used for agricultural purposes it is NOT an agricultural holding for the purposes of this form.

CERTIFICATE B - *Where the Applicant is not the Owner (see definition on previous page)*

I CERTIFY THAT:

1. I have/The Applicant has given the required notice to everyone else who, on the day 21 days before the date of the accompanying application was the owner of any part of the land to which the application relates, as listed below.

Owner's Name	**Address at which Notice was Served**	**Date on Which Notice was Served**

*2. None of the land to which the application relates is, or is part of, an agricultural holding;

Signed ..... *On behalf of* .....

Date .....

* If any part of the land is or is part of an agricultural holding as described below, this statement must be deleted and the AGRICULTURAL HOLDINGS CERTIFICATE below completed. (See definitions on previous page).

AGRICULTURAL HOLDINGS CERTIFICATE

I have/The applicant has given the required notice to every person other than my/him/her self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:-

Tenant's Name	**Address at which Notice was Served**	**Date on Which Notice was Served**

Signed ..... *On behalf of* .....

Date .....

Town and Country Planning (General Development Procedure) Order 1995 Notice under Article 6 of Application for Planning Permission

Proposed development at ..... (location)

I give notice that..... (applicants name)

is applying to the HUNTINGDONSHIRE DISTRICT COUNCIL

for planning permission to ..... (proposal)

Any owner of the land or tenant who wishes to make representations about this application should write to the Council

at THE PLANNING DEPARTMENT, PATHFINDER HOUSE, ST. MARY'S STREET, HUNTINGDON

within 21 days of the date of service of this notice / 14 days of publication of this notice *Delete as appropriate*

Signed ..... *On behalf of* .....

Date .....

Statement of Owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

Please read the accompanying notes before completing any part of this form. Form 1

HUNTINGDONSHIRE DISTRICT COUNCIL

Cambridgeshire

H01770/00

APPLICATION FOR PLANNING PERMISSION
Town and Country Planning Act 1990

6 Completed copies of this form and 6 copies of each plan should be submitted to the Planning Divison, Operational Services Directorate, Pathfinder House, St.Mary's Street, Huntingdon, Cambs., PE18 6TN.,

HUNTINGDON

18 SEP 200

For office use only

Ref.

PART 1

All questions must be answered. Failure to do so may result in the application being returned

1. Applicant (*in block capitals*)	*Name Address and Tel. No.*	PERSIMMON HOMES LTD PERSIMMON HOUSE, NAPIER PLACE ORTON WISTOW, PETERBOROUGH PE2 6XN
Agent (*if any*) *to whom correspondence should be sent*	*Name Address and Tel. No.*	WOODS HARDWICK LTD 17 GOLDINGTON ROAD, BEDFORD MK40 3NH [redacted]
2. Particulars of proposals for which permission or approval is sought.		
(a) i Full address or location of land to which this *application relates.*		i PARCELS 6 & 8, LAND NORTH OF THE BROADWAY, YAXLEY
ii Site area or dimensions. (metric)		ii PARCEL 6 - 2.95ha APPROX PARCEL 8 - 3.5 ha APPROX
(b) i Brief particulars of proposed development including the purpose(s) for which the land or buildings are to be used.		i AMENDMENTS TO ELEVATIONAL TREATMENT OF HOUSE TYPES PREVIOUSLY APPROVED
ii Is the application for industrial, office warehousing, storage or *shopping purposes?* If yes, see NOTE 4 and complete PART 2.		ii NO
(c) *State whether applicant owns or controls any* adjoining land and if so, give its location. (See NOTE 6).		NO
(d) i State the connection (if any) of the proposed development with agriculture or horticulture.		i NONE
ii If there is a connection, state your main occupation and the total area of the holding.		ii N/A
(e) State whether the proposal involves:		
i *The erection of a new building(s).*		i YES
ii If residential development, state number of *dwelling units proposed* and type if known, e.g. houses, bungalows, flats.		ii 149 HOUSES
iii Alterations and extensions of a building(s).		iii NO
iv Change of use of land or buildings.		iv NO
v Construction of a new access to a highway. (State whether vehicular or pedestrian)		v YES - VEHICULAR & PEDESTRIAN
vi Alteration to an existing access to a highway. (State whether veicular or pedestrian)		vi NO
vii Demolition of a building		vii NO

		For office use only
3. Particulars of Application *(See notes 2 and 3)*		
State whether this application is for:		
i Outline planning permission	i NO	
ii Full planning permission	ii NO	
iii Approval of reserved matters following the grant of outline permission.	iii YES - OUTLINE CONSENT REF. 89/1659 AND APPROVAL OF RESERVED MATTERS REF. 99/0800 DATED 29/9/99	
If yes, state date and reference number of previous permission — Date / Number		
iv Renewal of a temporary permission	iv NO	
If yes, state date and reference number of previous permission. — Date / Number		
4. Particulars of Present and Previous Use of Buildings or Land.		
i Present use of buildings/land	i RESIDENTIAL DEVELOPMENT	
ii If vacant:	ii SITE UNDER CONSTRUCTION	
(a) the last previous use	(a) N/A	
(b) when such use ceased	(b) N/A	
5. Additional Information		
(a) State materials proposed to be used on external elevations. (Trade names of materials and colours should be given).	i Walls SEE PLANS ii Roof(s) SEE PLANS	
(b) Does the proposed development involve the topping and lopping or removal of any trees or hedges?	NO	
If yes, indicate accurately the position on the submitted plan(s).		
(c) i How will surface water be disposed of?	i TO EXISTING WATERCOURSE VIA	
ii How will foul sewage be dealt with?	ii BALANCING LAGOON TO FOUL PUBLIC SEWER	
6. Plans		
List drawings and plans submitted with the application.	SEE ATTACHED SCHEDULE	
NOTE: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only.		

I/We hereby apply for

*(a) planning permission to carry out the development described in this application and the accompanying plans, and in accordance therewith.

OR *(b) approval of details of such matters as were reserved in the outline permission specified herein and are described in this application and the accompanying plans.

OR *(c) planning permission to retain buildings or works already constructed or carried out, or a use of land already instituted as described on this application and the accompanying plans.

***Delete whichever is not applicable.**

Date 16.10.00 *Signed* [redacted] WOODS HARDWICK LTD

On behalf of PERSIMMON HOMES LTD

(insert applicant's name if signed by an agent)

TO AVOID DELAY SUBMIT IN ALL CASES

1. The appropriate number of forms and plans
2. Two copies of the appropriate certificate declaring your interest in the land or buildings, which are the subject of this application.

If you wish to submit additional information to support your application, you may do so in a covering letter.

PART 2

Additional information required only in respect of applications for Industry, Offices, Warehousing, Storage or Shops. All questions relevant to the proposed development must be answered.

1.	In the case of industrial development, give a description of the processes, end products and the type of plant or machinery to be installed.			For office use only
2.	If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give any information you can about the ultimate development.			
3.	Is the proposal related to an existing use on or near the site? If so please explain the relationship.			
4.	Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including address and gross floor area of such premises and state your intentions in respect of those premises.			
5.	(a) What is the total floor space of all buildings to which the application relates?		Existing (if any) (a) m²/sq.ft.	Proposed new floor space m²/sq.ft.
	(b) What is the amount of floor spece included in the above figure for:			
	i Industry	(b) i	m²/sq.ft.	m²/sq.ft.
	ii Offices	ii	m²/sq.ft.	m²/sq.ft.
	iii Retail trading	iii	m²/sq.ft.	m²/sq.ft.
	iv Storage	iv	m²/sq.ft.	m²/sq.ft.
	v Warehousing	v	m²/sq.ft.	m²/sq.ft.

6. i If you have existing premises on the site, how many persons are employed now?

ii How many will be employed when the development proposed is completed including, if any, numbers detailed in (i) above?

iii If you propose to transfer staff from other premises, please give

(a) details of the numbers involved and

(b) of the location of the premises affected.

	(a) Office		(b) Industrial		(c) Other Staff	
	M	F	M	F	M	F
i						
ii						
iii (a)						
(b)						

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7. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes).

8. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work).

9. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?

10. i Will the proposed use involve the use or storage of any of the materials in the quantities mentioned in note 9?

i

ii If "Yes" state materials and approximate quantities.

ii

APPLICATION NO.	00 1770
OS SHEET NO.	TL 1692
GRID REF.	179992 80
HISTORY – see attached Blue Card copy	✓
NEIGHBOURS:	
OFFICER	[redacted]
APPLICATION TYPE	REM
DEVELOPMENT TYPE	01
PARISH	84
SETTLEMENT	
ADJACENT PARISHES	

DESCRIPTION OF DEVELOPMENT

Approval of design & external appearance of 149 dwellings (Parcels 6 & 8).

SITE ADDRESS *(if different to Application Form)*

0377o/0122/2/000

CONSTRAINTS

LPA:	**CA**	**SSSI**	**TRRD**
HOUSE	**CA ADJ**	**CNEWT**	**CLRD**
EMPLY	**LB1**	**NATPA**	**PATH**
FRONT	**LB2***	**TPO**	
OSPRO	**LB2**	**CWILD**	**FLOOD**
SPORT	**LB ADJ**	RADON ✓	**WGG**
SHOPS	**LOCIN**	**OILP**	**WMAIN**
PRIME		**GASP**	
	AOBL	**NGRID**	**AIRF**
	AMON		**HSAF**
	ARCH		**HAZSB**

PLOTTED BY: [redacted] 18/1/01 **TEAM LEADER:** [redacted] 19/1 **ADD CONS.** X

SITE NOTICE ✓ **PRESS NOTICE** ✓

1.	PLANNING APPLICATION ✓	6.	CA CONSENT
2.	AFFECTING LB	7.	DEPARTURE FROM DEV. PLAN
3.	AFFECTING CA	8.	AFFECTING FOOTPATH/ROW
4.	AFFECTING LB & CA	9.	ENVIRONMENTAL STATEMENT
5.	LISTED BUILDING CONSENT		

CONSULTEES

A	OTHER LOCAL AUTHORITIES
1	South Cambs District Council
2	Fenland District Council
3	Peterborough City Council
4	East Cambs District Council
6	East Northants District Council
7	Mid Beds District Council
8	Beds Borough Council
9	Northants County Council
10	Cambridge City
11	Bedfordshire County Council

C	CAMBS COUNTY COUNCIL
1	Chief Planning Officer
2	Director of Transportation
4	Chief Estates Officer & Valuer
6	Trading Standards Officer
7	Petroleum Officer
9	County Archaeologist
10	Social Services Dept.
11	Chief Fire Officer
12	Education Department
13	Performance Review Manager
14a	Under 8's advisor, Huntingdon
14b	Under 8's advisor, St Ives
14c	Under 8's advisor, St Neots
15	Property Management Dept.
16	Reg.& Insp. Unit (Nursing Homes)

D	HDC Operational Services
1	Policy Support
2	Conservation
3	Building Control
4	Trees
5	Assistant Engineer (Highways)

HD	HDC – OTHER DEPARTMENTS
1	Head of Architectural Services
2	Head of Environmental Health
3	Estates Officer
4	District Administrator
5	Head of Leisure Services
6	Housing Policy & Dev. Manager
7	Community Initiatives & Tourism

GD	GOVERNMENT DEPARTMENTS
1	Ministry of Agriculture
2	Department of Transport
3	Ministry of Defence
4	Department of Trade & Industry
5	Department of Energy
6	DOE Tollgate House, Room 10/02
7	DOE (Transport & The Regions)
8	MOD PL (Lands)
9	SoS Env. & Trans. (Rail Crossing)

IL	INTEREST GROUPS - LOCAL
1	Huntingdon & Godman. Civ.Soc
2	St Ives Civic Society
3	Abbotsley Civic Society
4	Gt Gransden Society
5	Gt Ouse Boating Association
6	Ramblers Association – South
7	Ramblers Association - North
9	Conservation Society (Hunts)
10	Hartford Conservation Group
11	Hem. Grey Preservation Group
12	Cambs. Historic Buildings
13	Ramsey & Dis. Chamber of Trade
14	St Neots & Dis. Chamber of Trade
15	Huntingdon Cham of Trade & Comm

GQ	GOVERNMENT AGENCIES
1	Countryside Commission
2	Land Registry
3	Forestry Commission
5	Property Services Agency
6	English Nature
7	English Heritage
10	Oil Pipeline Agency
11	Civil Aviation Authority
12	Eastern Sports Council
13	Environment Agency
14	Planning Co-ord. Aviation Awareness

GRAF	RAF BASES
1	RAF Brampton
2	RAF Alconbury

HSP	HEALTH, SAFETY, PROTECTION
1	Family Practitioner Committee
2	Health & Safety Executive
3	Civil Aviation Authority
4	Inspector of Pollution
5	Director of Health Promotions CHHC
6	Ch.Insp. Man. CHHA (Nursing Homes)

IN	INTEREST GROUPS NATIONAL
3	C.P.R.E.
4	National Anglers Council
5	RSPB
6	Civic Trust
8	National Trust
10	Garden History Society
11	British Horse Society
12	Cambridgeshire Wildlife Trust
13	English Golf Union
14	The Sports Council

POL	POLICE
1	Cambs Constab. – Peterbough
2	Cambs Constab. – H'gdon - (Arch. Liaison)

PU	PUBLIC UTILITIES
2	British Telecom
3	Railtrack Property
4	Eastern Electricity
5	Anglian Water Services
6	Central Elec. Generating Brd.
7	Eastern Gas
8	Middle Level Commissioners
9	Houghton & Wyton I.D.B.
10	Environment Agency
11	Alconbury & Ellington I.D.B.

STAT	STAT CONS FOR LB'S
1	Ancient Monuments Society
2	Council for British Archaeology
3	Georgian Group
4	Soc. Prot. of Ancient .Buildings
5	Victorian Society
6	RCHME Emergency Record

		PERSIMMONS Plots 6.1	69	
84	YAXLEY	PARCEL 6	BROADWAY	
	1659.89	Res Dev Recreational		
		School Dev a Shopping	ec	23.10.98
	0858.98	Construction of Site		
		Access Roads & Anchor	ARM	24.3.99
	0240.99	Estate Roads Sewerage		
		System & Drainage Works	ARM	21.6.99
	0800 91	Approval of Siting design		
		layout landscape. 253 Dwel	ARM	29.9.99
	11531.99	Approval of Landscaping/POS	cc	12.1.00
	01001 00	Approval for sub of house type (27 plots)	ARM	15.8.00
		parcels 6 & 8, associated roads & sewers &c		
		Plots 32, 33, 37, 39, 41, 59, 63, 69,		
		142		
	1995.00	Approval of Landscaping	ARM	8.1.01

1770.00 : Approval for Dwellings

84	YAXLEY	PERSIMMONS 8.1.80 PARCEL 8	Plots	BROAD WAY
	1659.89	Res Dev Recreational School Dev & Shopping	OC	23.oct 98
	0858.98	Construction of Site access roads & Anc Work	ARM	24.3.99
	0240.99	Estate Roads Sewerage System & Drainage Works	ARM	21.6.99
	0800.99	Approval Siting design layout landscape 253 dwel	ARM	29.9.99
	11531.99	Approval of landscape a/RS	CC	12/1.00
	01001.00	Approval pr. sub of house type (27 plots) parcels 6&8, associated roads & sewers PLOTS: 6,9 27, 28, 30, 35, 37 & 39, 42, 45, 46, 61, 68, 71, 73, 74, 77, 78,	ARM	15.8.00

PTO

		PERSIMMONS 81.	80	BROADWAY
84	YAXLEY	PARCEL 8		
	1118.00	Approval of landscape scheme.		
	1770:00	Approval for Dwellings		

H01770/00

Northern buffer planting

IOS

IOS

IOS

Land parcel 5

Land parcel 7

Land parcel 8

Peterborough
Huntingdon

Attenuation area

Affordable

Green corridor

Land parcel 1

Land parcel 6

Supermarket

Land parcel 2

Land parcel 4

IOS

IOS

School extension

Affordable

Land parcel 3

Play area

Community recreation area

IOS

HUNTINGDONSHIRE DISTRICT COUNCIL
OPERATIONAL SERVICES - PLANNING
18 OCT 2000
RECEIVED
REF.

1:1 1:100 1:20 1:200 1:5 1:50 1:1250 1:2500

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
PRELIMINARY	CONSTRUCTION INFORMATION TENDER			

W O O D S H A R D W I C K

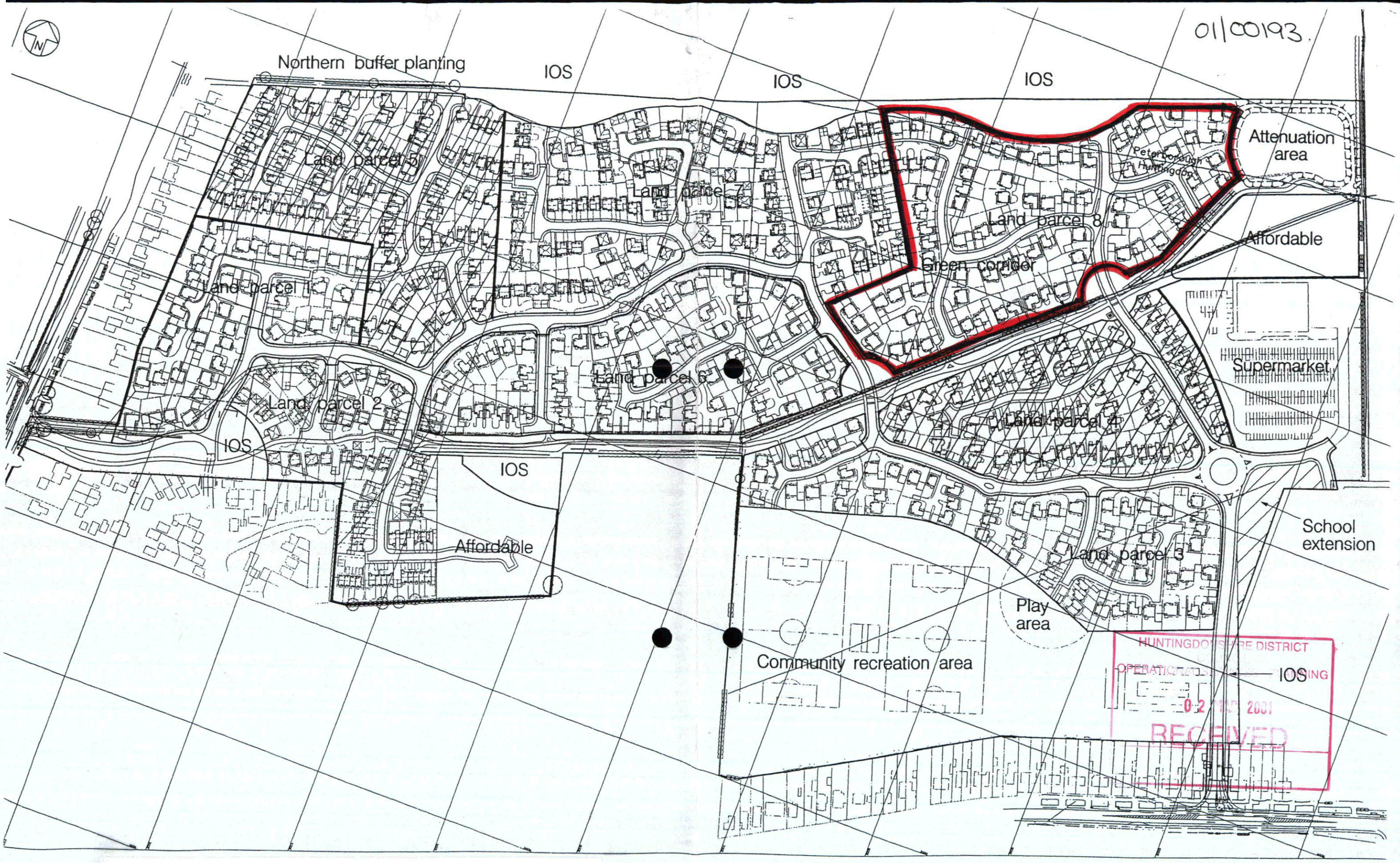
SCALE 1:2500 TITLE CO - OP LAND YAXLEY

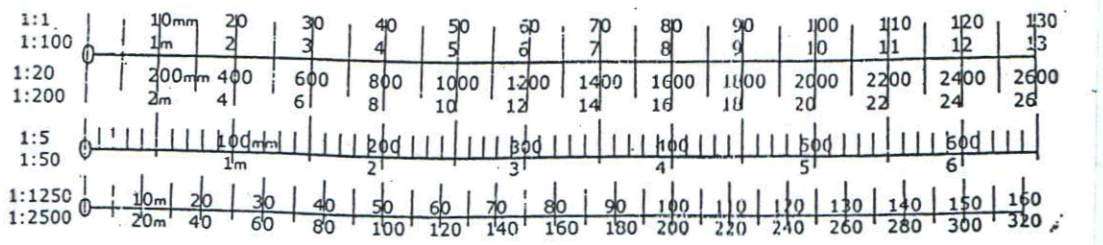
DRAWN IEB CHECKED CSB

DATE APR 2000 DETAIL LAND PARCELISATION

ARCHITECTS & DEVELOPMENT CONSULTANTS
17 GOLDINGTON ROAD BEDFORD MK40 3JY
TEL. 01234 268862 FAX. 01234 353034

12339/1081





REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
PRELIMINARY	CONSTRUCTION	INFORMATION	TENDER	

WOODS HARDWICK

SCALE 1:2500

DRAWN IEB CHECKED CSB

DATE APR 2000

TITLE CO - OP LAND YAXLEY

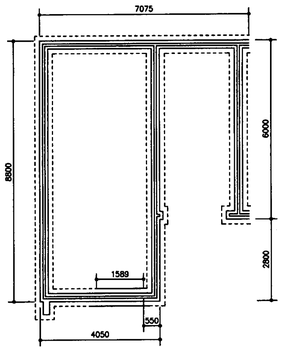
DETAIL LAND PARCELISATION

TEL. 01234 268862 ARCHITECTS & DEVELOPMENT CONSULTANTS 17 GOLDINGTON ROAD BEDFORD MK40 3JY FAX. 01234 353034

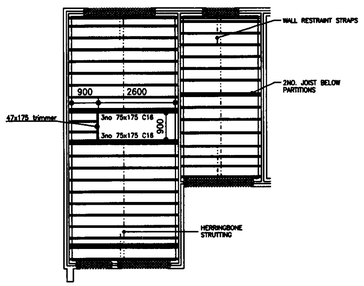
12339/1081

A1

HO1770/00

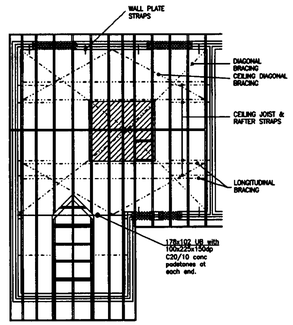


FOUNDATION PLAN



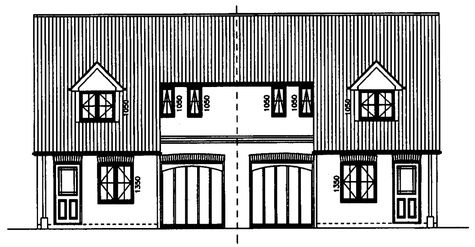
JOISTS 47 x 170 @ 400 CRS C16

JOIST LAYOUT

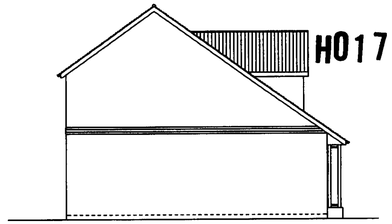


ROOF TRUSSES @ 600 CRS

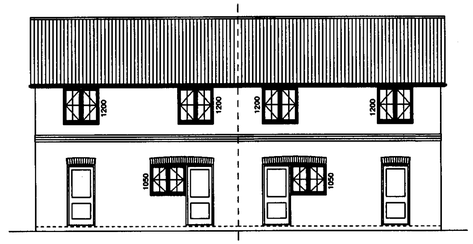
ROOF PLAN



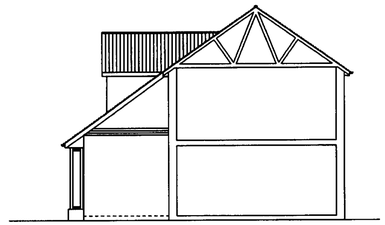
FRONT ELEVATION



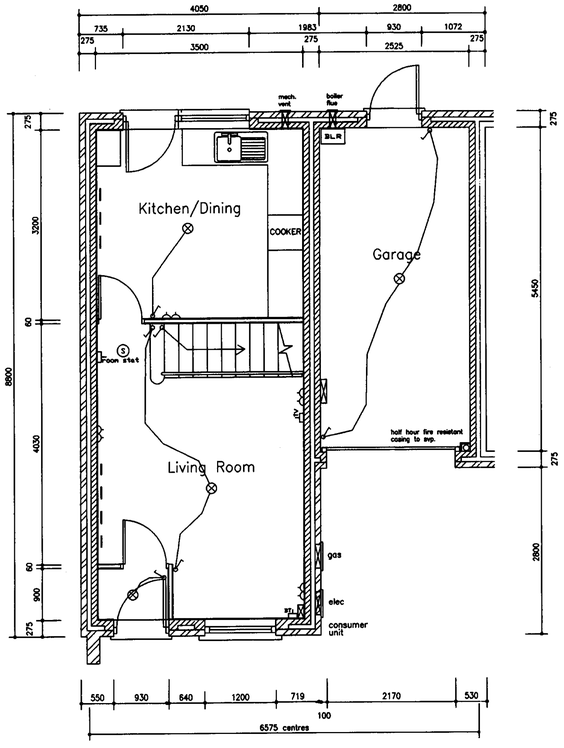
SIDE ELEVATION



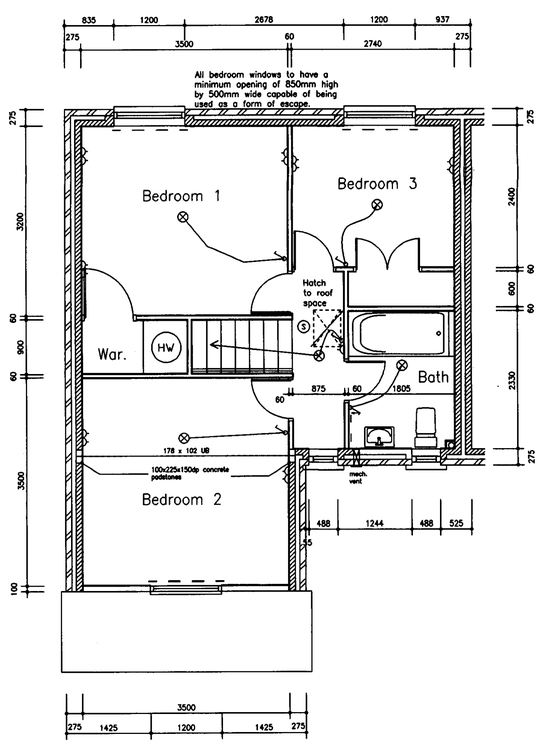
REAR ELEVATION



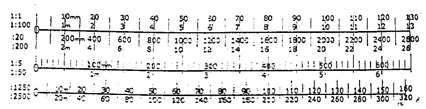
SIDE ELEVATION

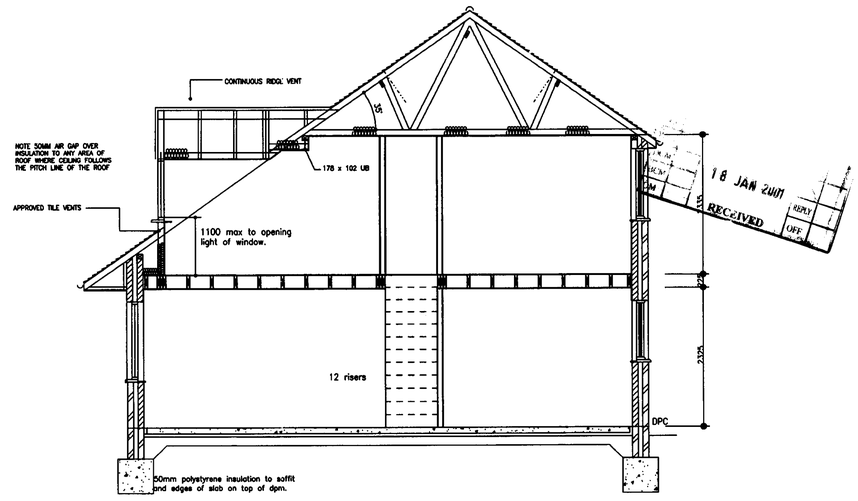


GROUND FLOOR PLAN



FIRST FLOOR PLAN





SECTION

18 JAN 2001
RECEIVED
REPLY
OFFICE

00/1770

913101

Rev	Instruction	Description	Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYL.CUP'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

AREA	METRIC	IMPERIAL
Living exc recess staircase	3130 x 3450	10'3" x 11'4"
Kitchen/Dining	3175x 3450	10'5" x 11'4"
Bedroom 1	3175 x 3515	10'5" x 11'6"
Bedroom 2 inc restricted headroom	3500 x 3450	11'6" x 11'4"
Bedroom 3	2675 x 2575	8'9" x 8'5"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:100 1:50

DATE.

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

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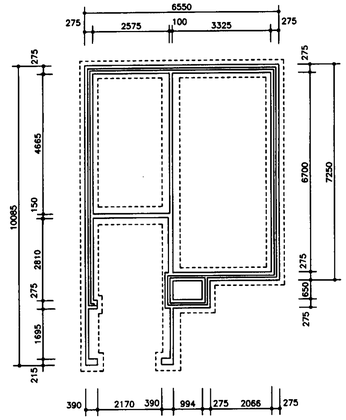
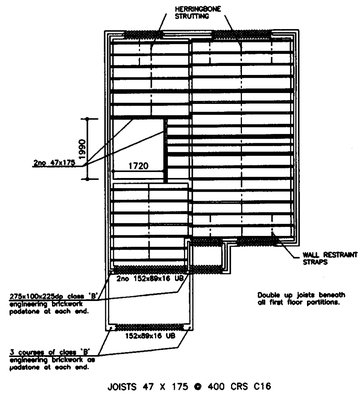
Cottage D/77 East

A1

HO1770/00

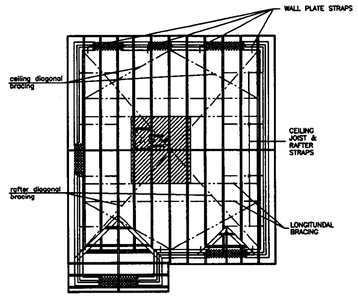


FOUNDATION PLAN



JOISTS 47 X 175 @ 400 CRS C16

JOIST LAYOUT

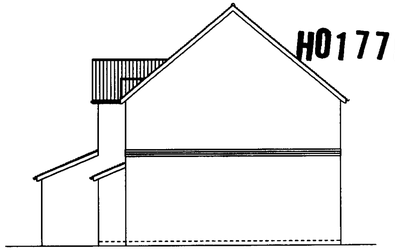


ROOF TRUSSES @ 600 CRS

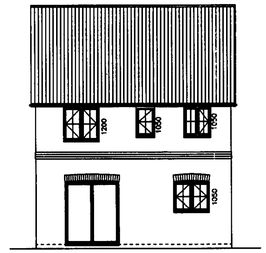
ROOF PLAN



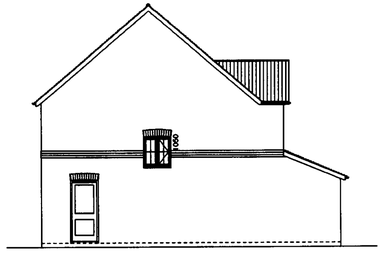
FRONT ELEVATION



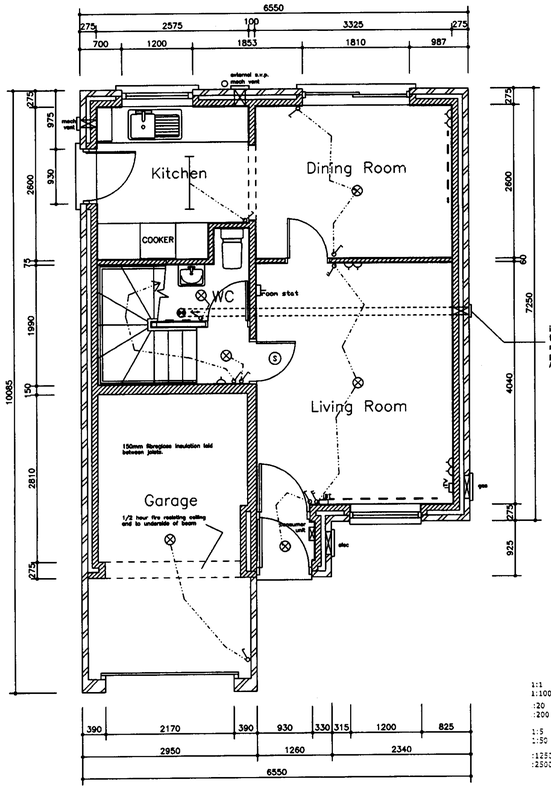
SIDE ELEVATION



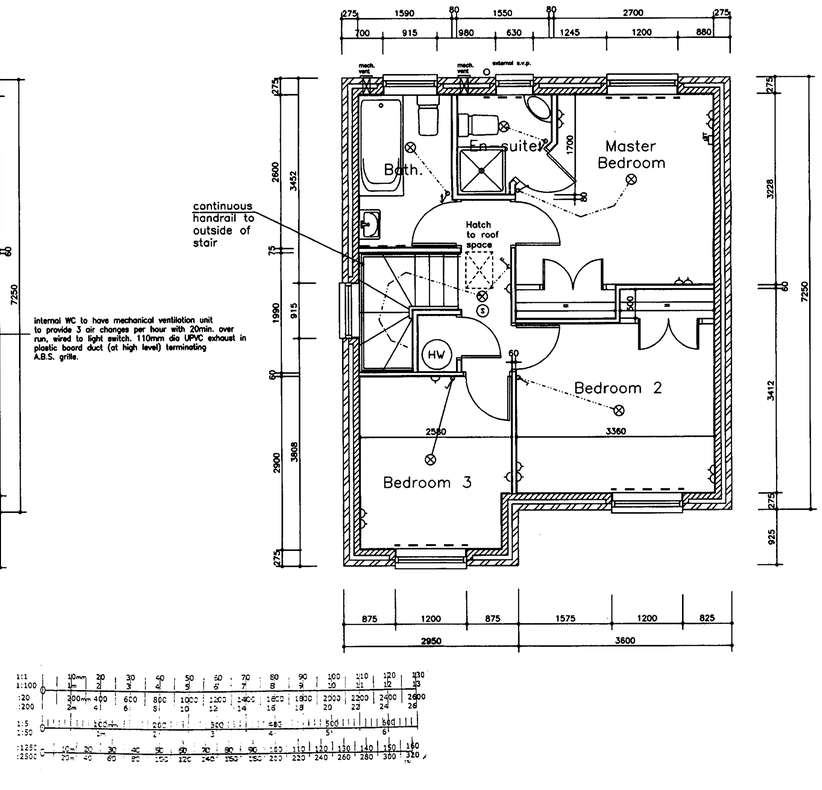
REAR ELEVATION



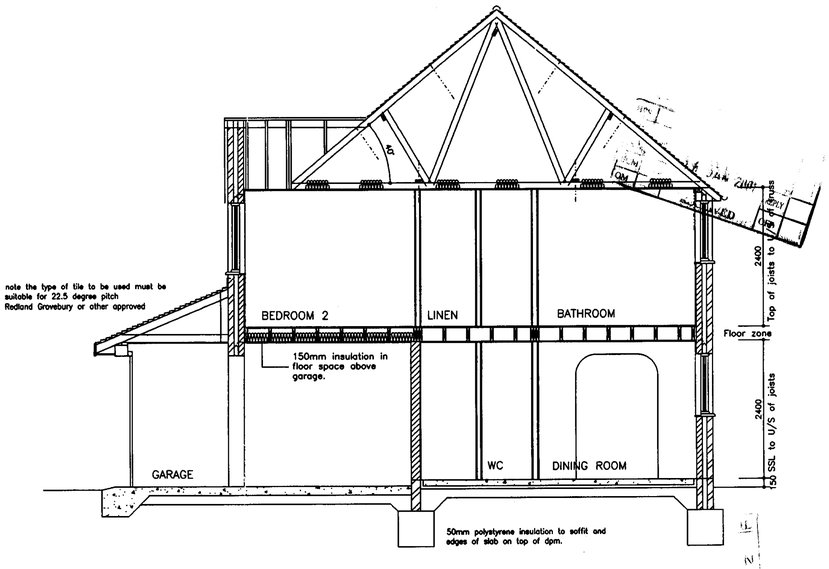
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION

001177D

913101

Rev	Instruction	Description	Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYL.CUP'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

AREA	METRIC	IMPERIAL
Living	4015 x 3275	13'2" x 10'9"
Dining	3275 x 2575	10'9" x 8'5"
Kitchen inc fitted units	2575 x 2525	8'5" x 8'3"
Bedroom 1 exec wardrobe	2695 x 3203	8'10" x 10'6"
Bed 2 exc recess	3335 x 2827	10'11" x 9'3"
Bed 3	2875 x 2555	9'5" x 8'4"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:100 1:50

DATE.

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

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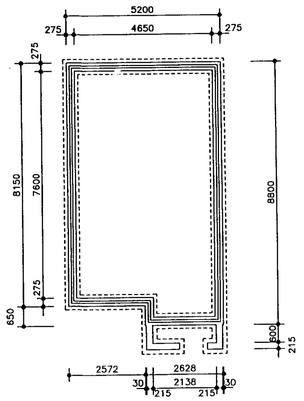
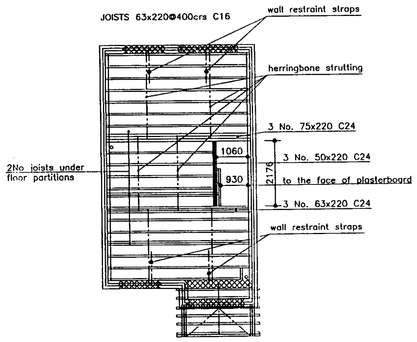
Cottage D/80 East

A1

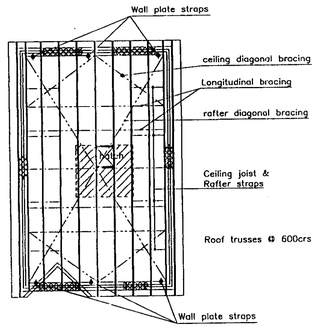
HO1770/00



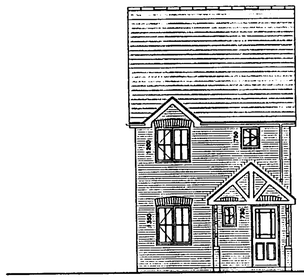
FOUNDATION PLAN



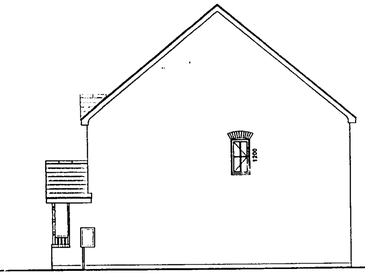
JOIST PLAN



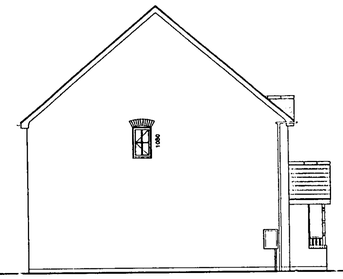
ROOF PLAN



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

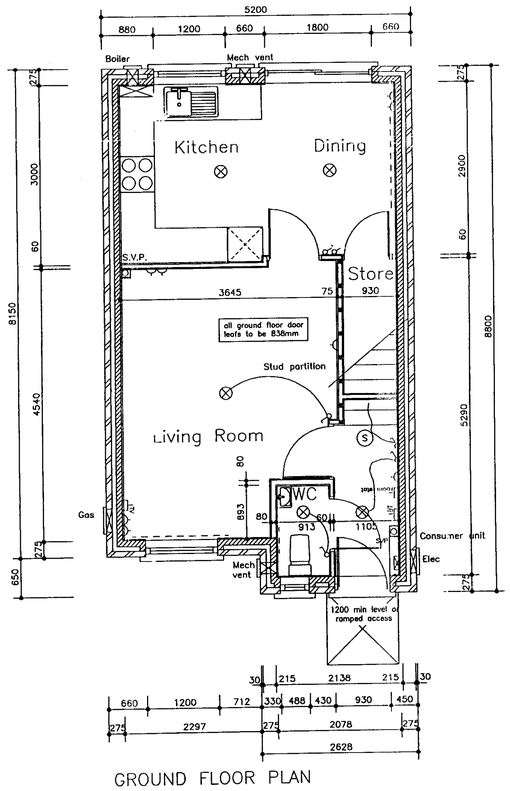


REAR ELEVATION

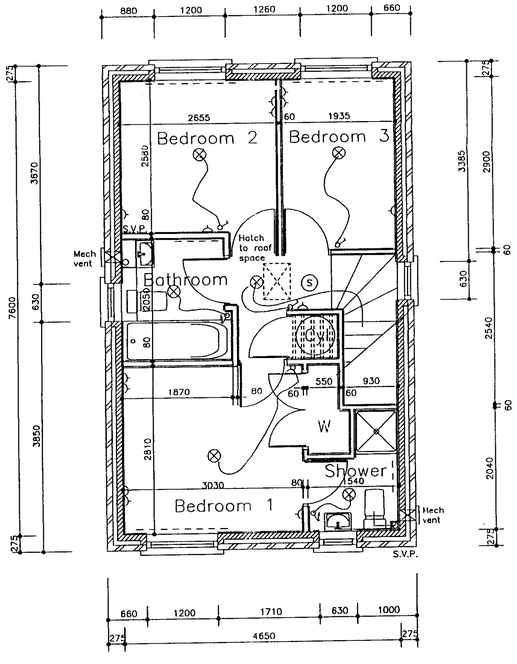
HUNTINGDONSHIRE DISTRICT
OPERATIONAL SERVICES
18 OCT 2000
REF.

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

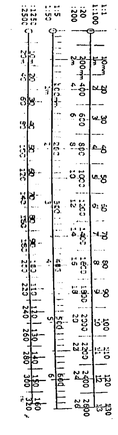
All ground floor light switches to be positioned within 1200mm of floor level.

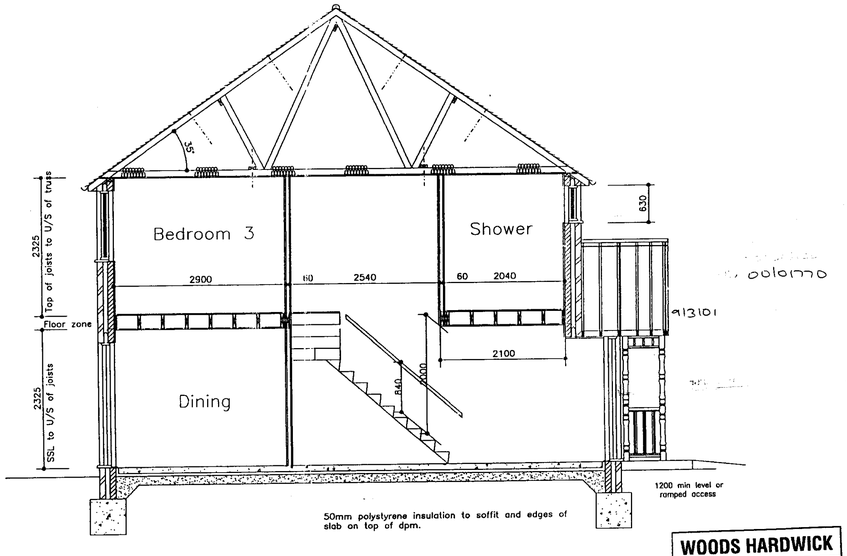


GROUND FLOOR PLAN



FIRST FLOOR PLAN





SECTION

Rev	Instruction	Description
A	RS	Amended to client comments

Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYLCUP'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

AREA	METRIC	IMPERIAL
Living room	3620 x 4515	11'10" x 14'10"
Kitchen/Dining inc fitted units	4600 x 2875	15'1" x 9'5"
Bed 1	2785 x 3005	9'1" x 9'10"
Bed 2	2555 x 2630	8'4" x 8'7"
Bed 3	2875 x 1910	9'5" x 6'3"

LANTAC APPROVAL No.

M.H.B.C. APPROVAL No.

SCALE.
1:100 1:50

DATE.

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

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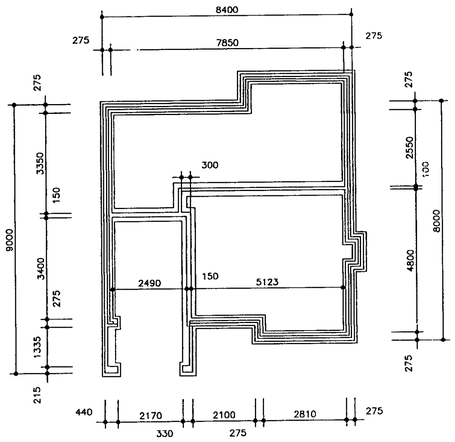
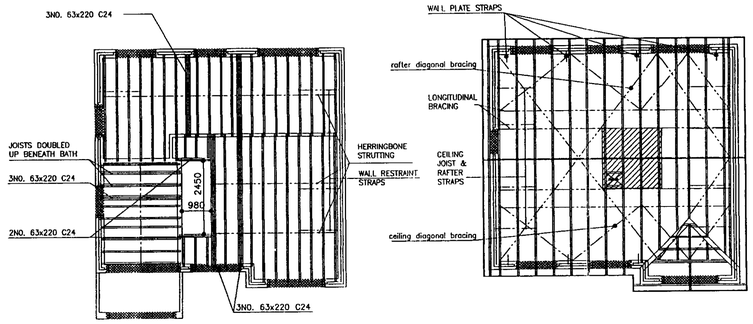
M-COTTAGE C/78 EAST Rev A

WOODS HARDWICK
28. JUL 2000
SEEN | ACTION | FILE No.

A1



FOUNDATION PLAN

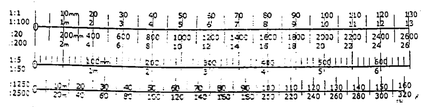


JOISTS 63 X 220 @ 400 CRS C16

JOIST PLAN

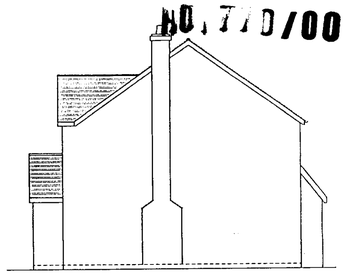
ROOF TRUSSES @ 600 CRS

ROOF PLAN



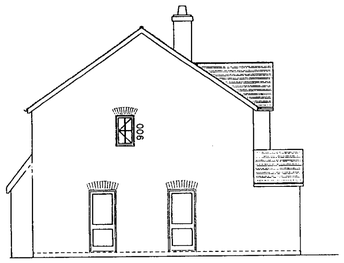


FRONT ELEVATION



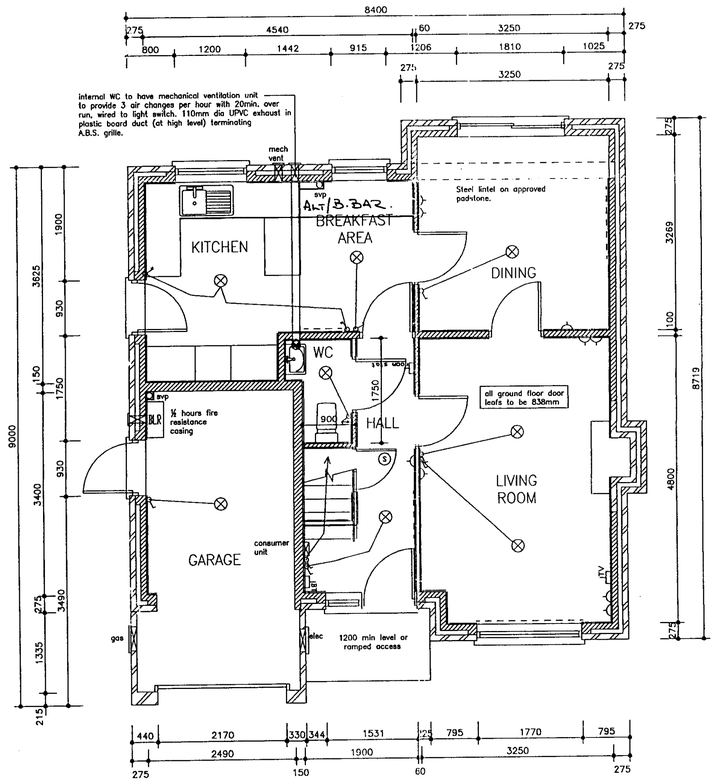
REAR ELEVATION

SIDE ELEVATION

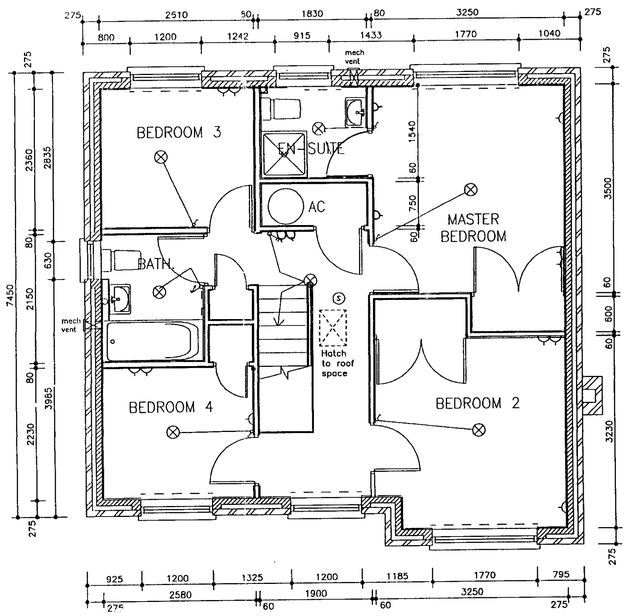


SIDE ELEVATION

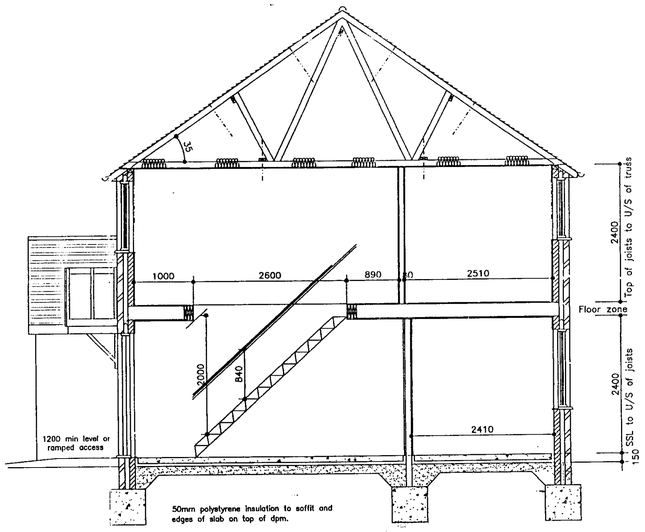
HUNTINGDONSHIRE DISTRICT
OFFICE
18 OCT 2000
REF.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION

00/01770

91310

WOODS HARDWICK
28. JUL 2000
SEEN | ACTION | FILE No.

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

All ground floor light switches to be positioned within 1200mm of floor level.

Rev	Instruction	Description	Rev	Instruction	Description
A.	AMEND ELEC MAKE 3ED I LANDING.				

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYLCUPD)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

AREA	METRIC	IMPERIAL
Living inc. recess	4750 x 3225	15'7" x 10'7"
Dining	3225 x 3245	10'7" x 10'8"
Kitchen/B'fast. inc fitted units	4515 x 3300	14'9" x 10'10"
Bedroom 1 exec wardrobe	3475 x 3225	11'15" x 10'5"
Bed 2 exc recess	3225 x 3205	10'7" x 10'6"
Bed 3	2325 x 2585	7'7" x 8'6"
Bed 4	2555 x 2205	9'4" x 7'3"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE.
1:100 1:50

DATE.

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ARCHITECTS

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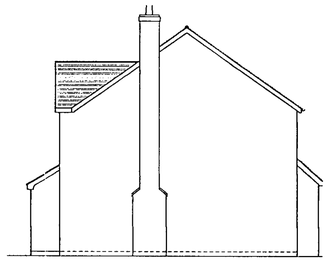
M-Cottage C/108 Easta.

A1

H01770/00



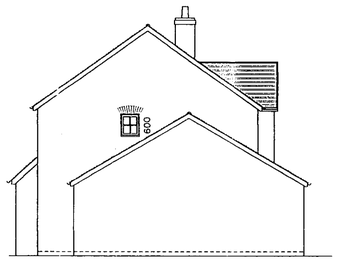
FRONT ELEVATION



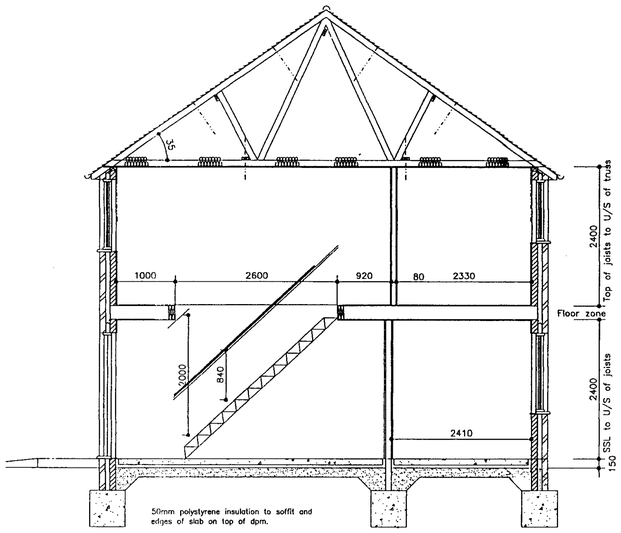
SIDE ELEVATION



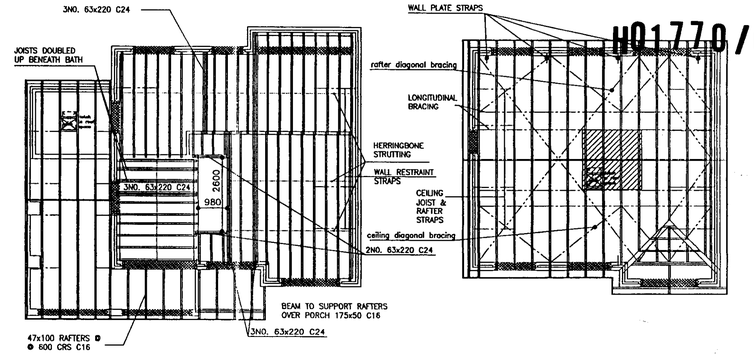
REAR ELEVATION



SIDE ELEVATION



SECTION

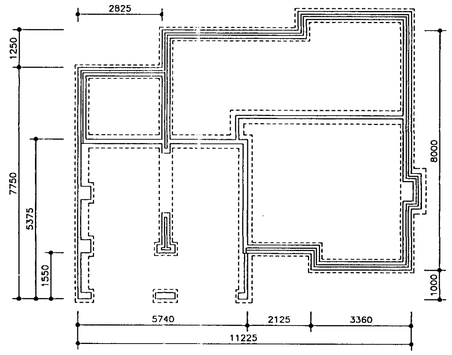


JOISTS 63x220 @ 400 CRS C16

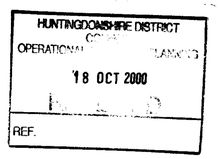
JOIST PLAN

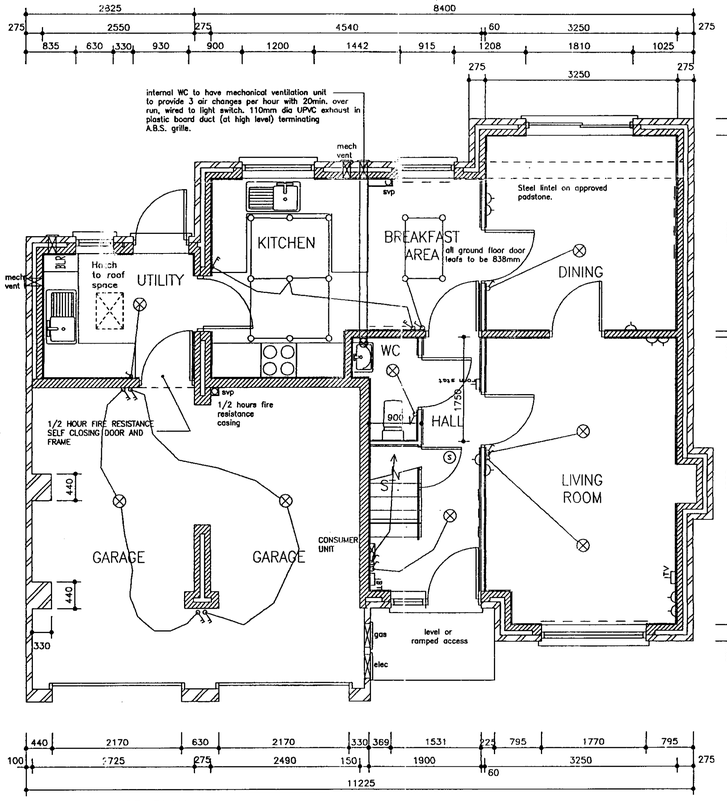
ROOF TRUSSES @ 600 CRS

ROOF PLAN

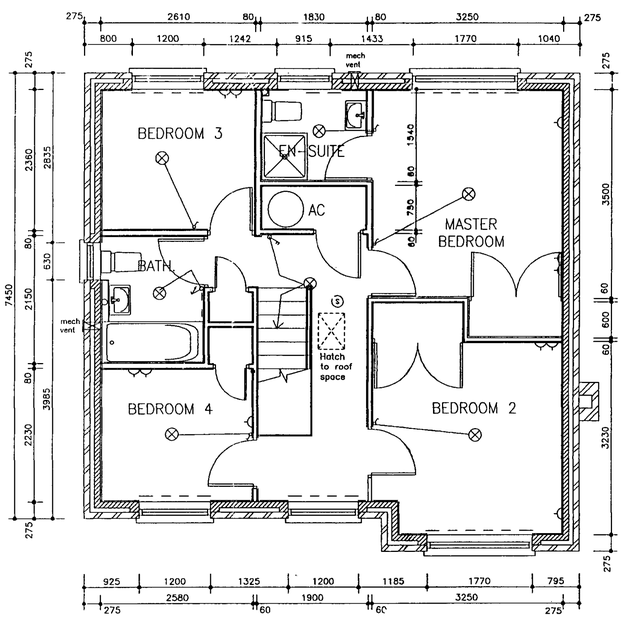


FOUNDATION PLAN

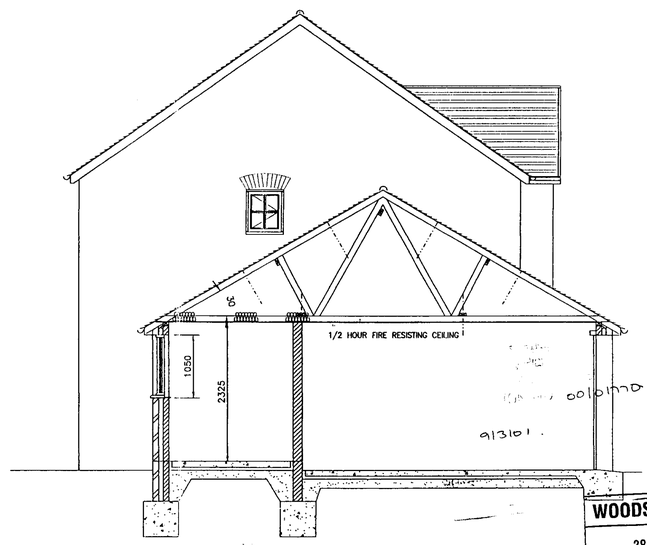




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION THROUGH GARAGE

WOODS HARDWICK
28. JUL 2000
SEEN | ACTION | FILE No.

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

All ground floor light switches to be positioned within 1200mm of floor level.

Rev	Instruction	Description	Rev	Instruction	Description
A	RS	various amendments			

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYL.CUP'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SW

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

AREA	METRIC	IMPERIAL
Living inc. recess	4750 x 3225	15'7" x 10'7"
Dining	3225 x 2500	10'7" x 8'2"
Kitchen/B'fast. inc fitted units	4515 x 3300	14'9" x 10'10"
Bedroom 1 exec wardrobe	3475 x 3225	11'15" x 10'5"
Bed 2 exc recess	3225 x 3205	10'7" x 10'6"
Bed 3	2325 x 2585	7'7" x 8'6"
Bed 4	2555 x 2205	8'4" x 7'3"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE.

DATE.

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

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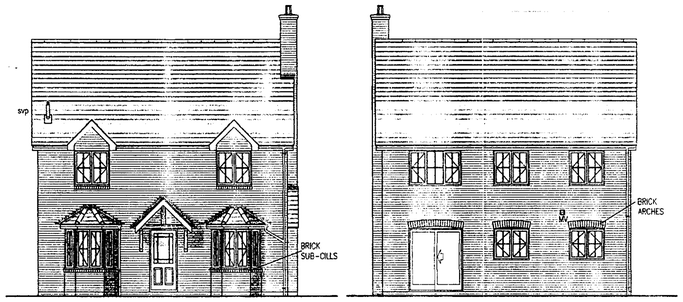
M–Cottage C/114 East Rev A

A1

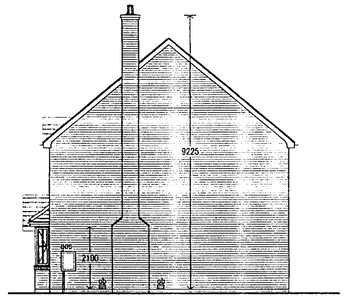
DO NOT SCALE FROM THIS DRAWING

H01770/00



FRONT ELEVATION

REAR ELEVATION



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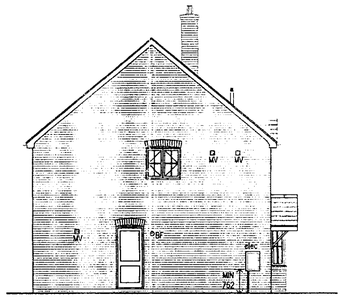

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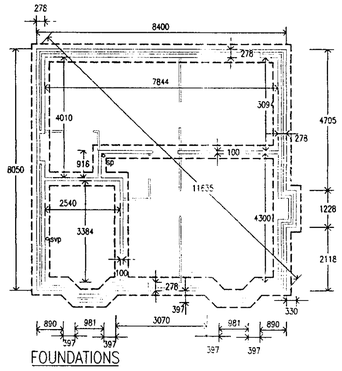
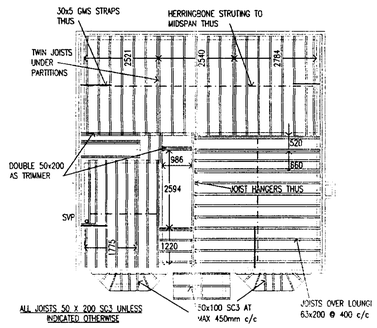
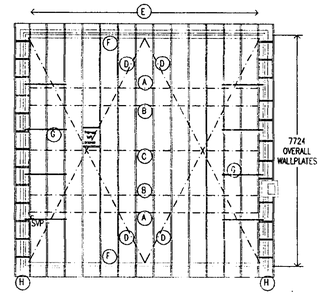


FOUNDATIONS



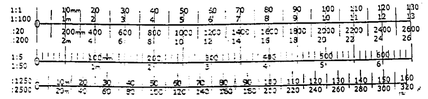
FLOOR JOISTS

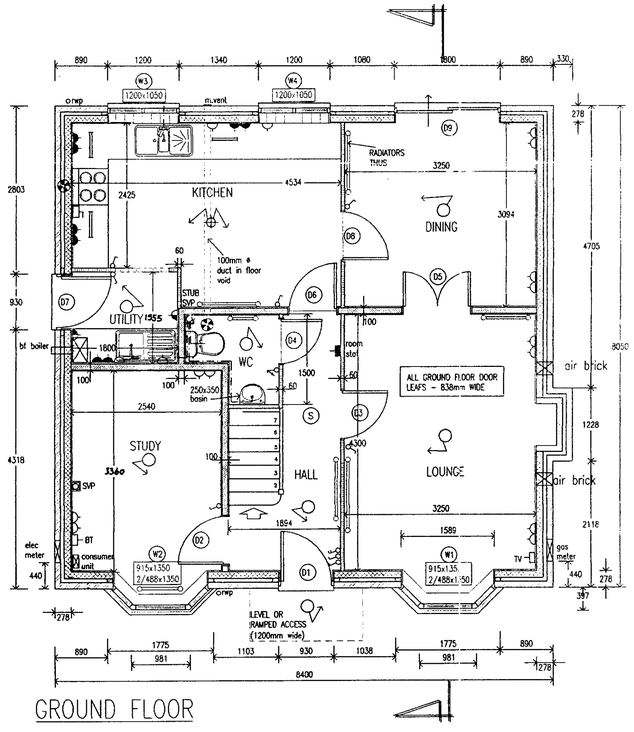


ROOF PLAN PITCH 35°

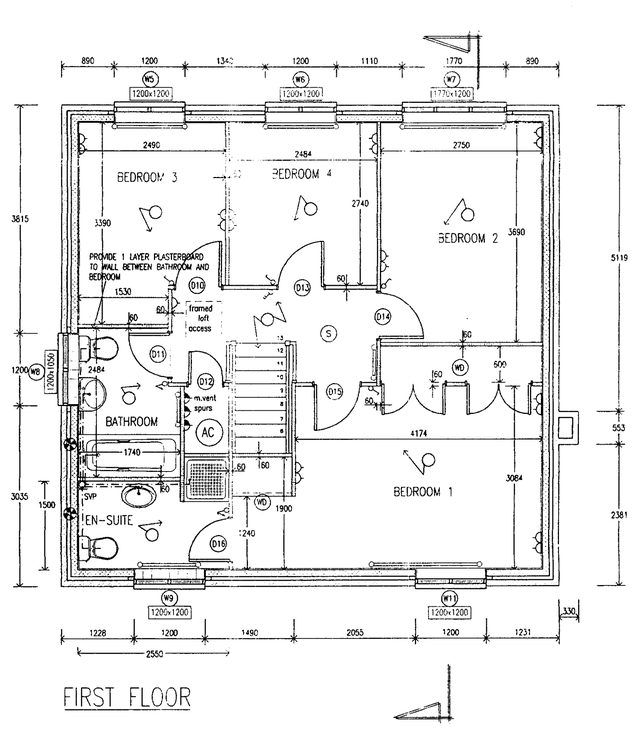
- (A) LONGITUDINAL RAFTER BRACING
- (B) LONGITUDINAL CEILING BRACING
- (C) LONGITUDINAL RIDGE BRACING
- (E) STANDARD FINK TRUSSES AT MAX 600mm CENTRES
- (F) WALL PLATE
- (G) 30x5 GMS RESTRAINT STRAPS TO RAFTERS & CEILING MEMBERS

ALL GROUND FLOOR SOCKETS AND APPLIANCE SOCKETS (TV, BT ETC) EXCEPT IN THE KITCHEN AND UTILITY ROOM (IF APPLICABLE) TO BE POSITIONED 450mm ABOVE FLOOR LEVEL.
ALL GROUND FLOOR LIGHT SWITCHES TO BE POSITIONED WITHIN 1200mm OF FLOOR LEVEL

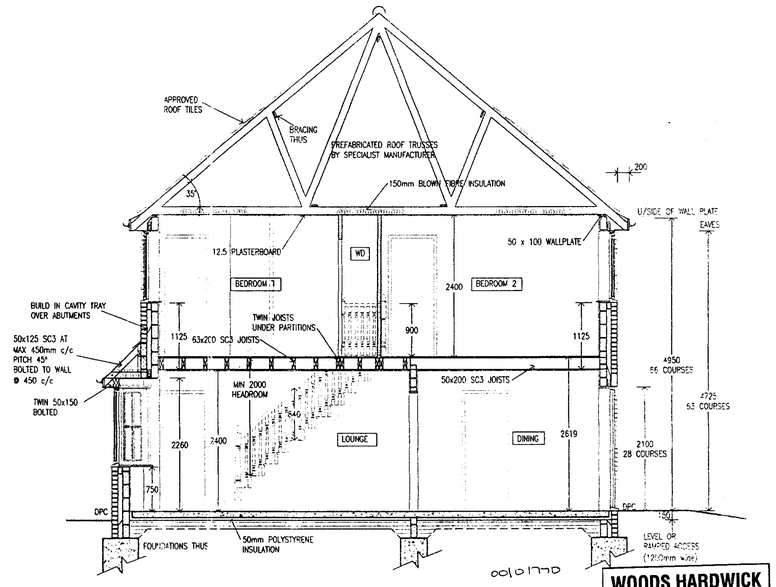




GROUND FLOOR



FIRST FLOOR



SECTION

00/01770

913101

HUNTINGDONSHIRE DISTRICT COUNCIL
OPERATIONAL SERVICES
3-PLAN
18 OCT 2000
REF.

WOODS HARDWICK
28. JUL 2000
SEEN ACTION FILE No.

Rev	Instruction	Description	Rev	Instruction	Description
A	RS	Amended to client comments			
B	RS	Radiator positions			

ELECTRICAL LAYOUT KEY

- low level twin 13amp socket
- mid level twin 13amp socket
- single 13amp socket
- fused spur
- mechanical vent
- pendant light fitting
- central spot cluster
- undershelf
- light switch
- 2-way switch
- pull switch
- cooker point
- room stat
- consumer unit
- (S) smoke detector

HOUSE TYPE 127
All dimensions are to finished surfaces and are approximate to a tolerance of ± 50mm (2").

ROOM	METRIC	IMPERIAL
Lounge (ex bay)	4250 x 3225	13' 11" x 10' 7"
Kitchen	4509 x 3044 max	14' 9" x 10' 0"
Utility	1750 x 1500	5' 9" x 4' 11"
Dining	3225 x 3044	10' 7" x 10' 0"
Bedroom 1 (excluding wardrobes)	4149 x 3059	13' 7" x 10' 0"
Bedroom 2	3665 x 2725	12' 0" x 8' 11"
Bedroom 3	3365 x 2465	11' 0" x 8' 1"
Bedroom 4	2715 x 2484	8' 11" x 8' 2"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE.

DATE.

DAVID TUCKLEY ASSOCIATES LTD ARCHITECTS

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M-127 - COTTAGE - DOUBLE BAY Rev B.

A1

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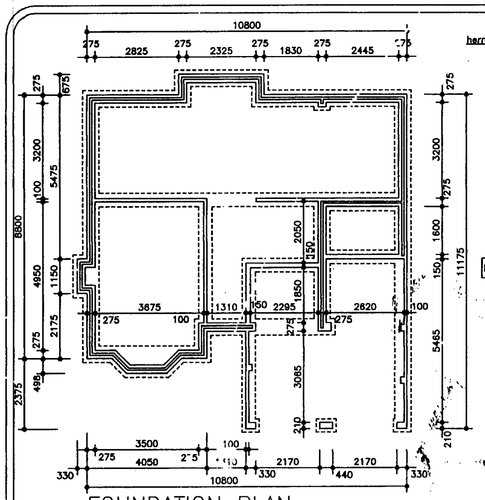
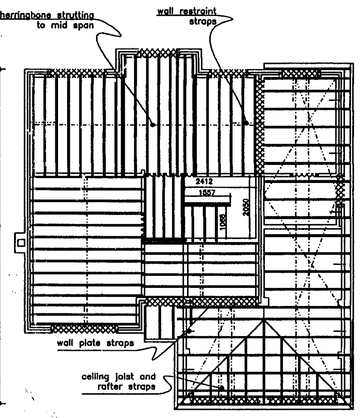
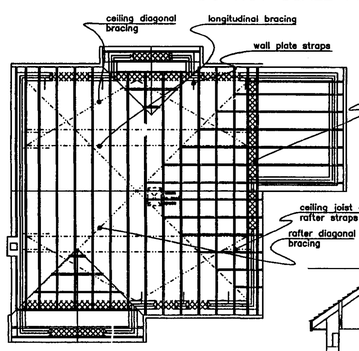


FOUNDATION PLAN



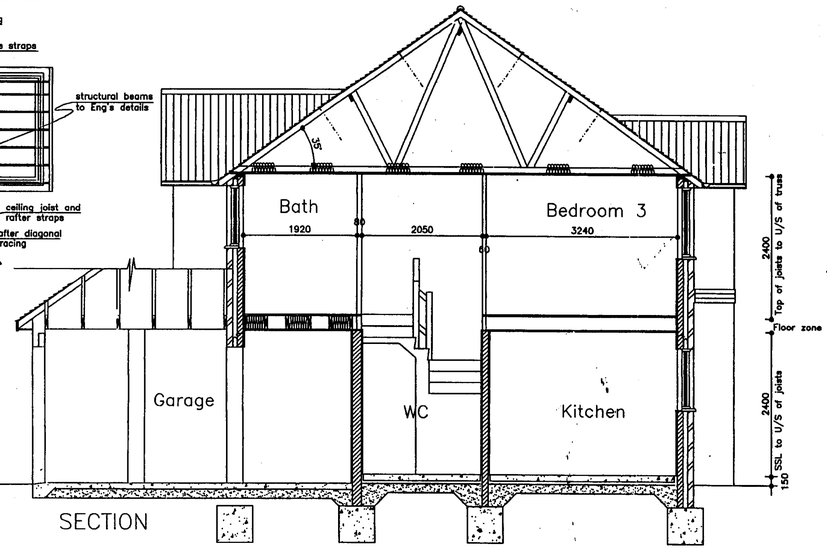
47x195 C16 joists @ 400crs

JOIST LAYOUT



Trusses @ 600 crs

ROOF PLAN



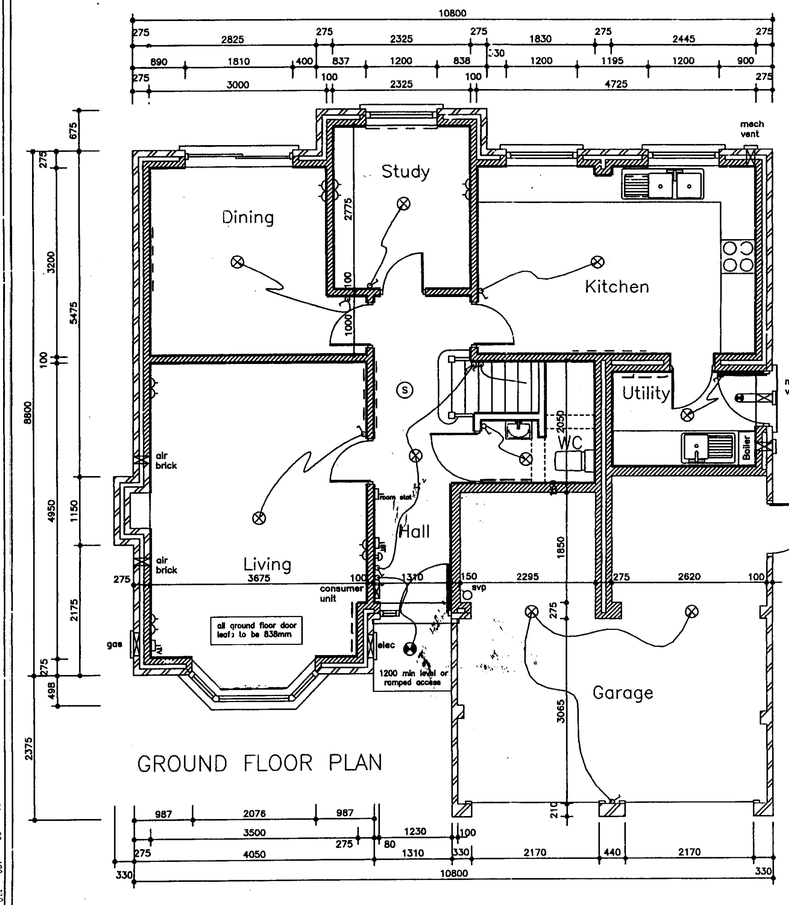
SECTION



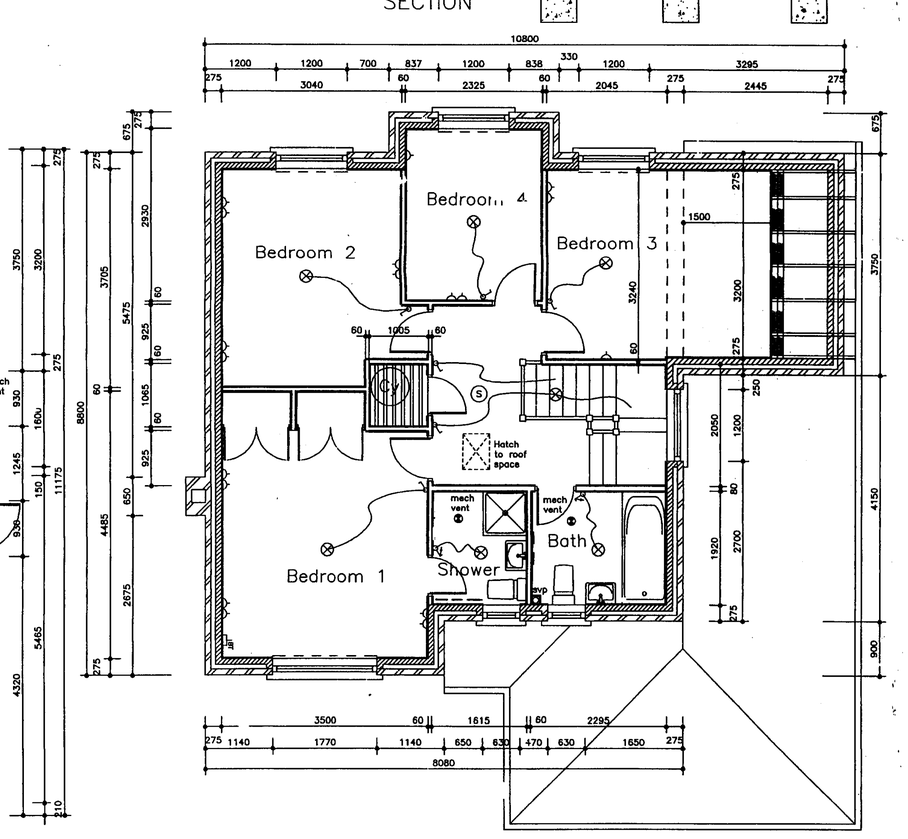
FRONT ELEVATION



REAR ELEVATION

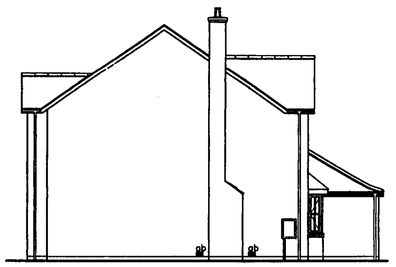


GROUND FLOOR PLAN

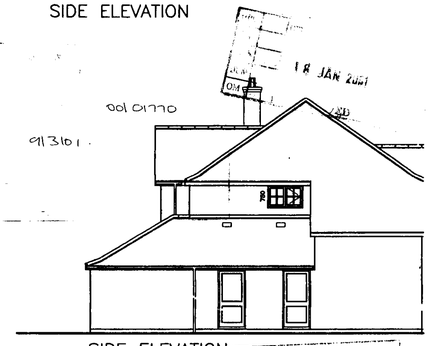


FIRST FLOOR PLAN

ALL GROUND FLOOR SOCKETS AND APPLIANCE SOCKETS (TV, BT ETC) EXCEPT IN THE KITCHEN AND UTILITY ROOM (IF APPLICABLE) TO BE POSITIONED 450mm ABOVE FLOOR LEVEL.
ALL GROUND FLOOR LIGHT SWITCHES TO BE POSITIONED WITHIN 1200mm OF FLOOR LEVEL



SIDE ELEVATION



SIDE ELEVATION

H01770/00

Rev	Instruction		Description
A	SB	JUNE 99	ELEVATIONAL AMENDMENTS
B	SB	AUG 99	ROOF PLAN AMENDED
C	RS	FEB 00	VARIOUS AMENDS
D	RS.	AUG 00	" "

Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYL.CUP'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

AREA

Living	4900 x 3625	16'1" x 11'11"
Dining	3150 x 2950	10'4" x 9'8"
Kitchen incl units	3150 x 4675	10'4" x 15'4"
Study	2725 x 2275	8'11" x 7'6"
Bedroom 1	3800 x 3475	12'6" x 11'5"
Bedroom 2	3680 x 3015	12'1" x 9'11"
Bedroom 3	3795 x 3215(max)	12'5" x 10'6"
Bedroom 4	2905 x 2325	9'6" x 7'7"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:100 1:50

DATE.

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

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M-COTTAGE 149 East Rev D.

RECEIVED 23 OCT 2000 SEEN ACTION FILE NO.
RECEIVED 18 JAN 2001 901/1770 911361

A1

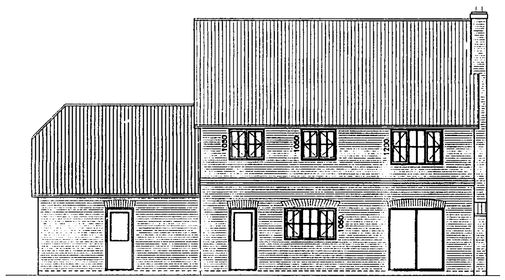
H01770/00



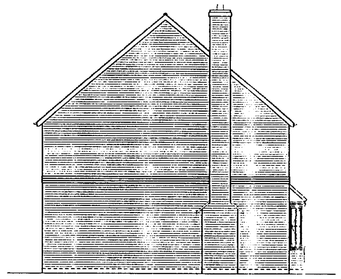
SIDE ELEVATION



FRONT ELEVATION

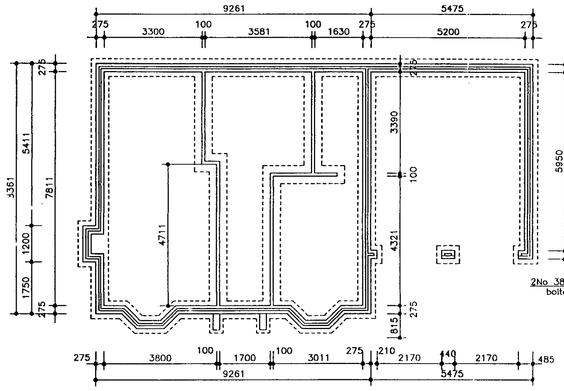


REAR ELEVATION

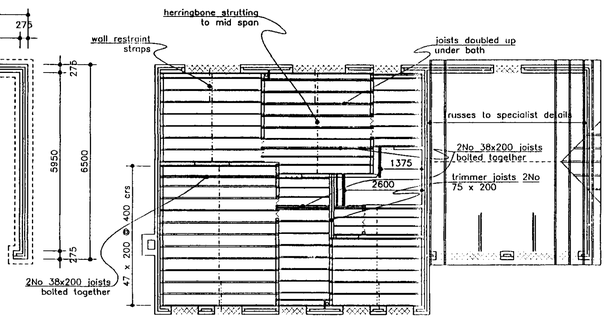


SIDE ELEVATION

HUNTINGDONSHIRE DISTRICT COUNCIL
OPERATIONAL SERVICES - PLANNING
18 OCT 2000
RECEIVED
REF:

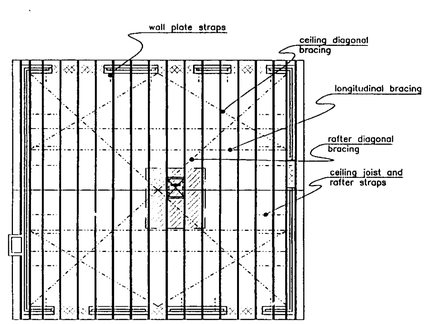


FOUNDATION PLAN



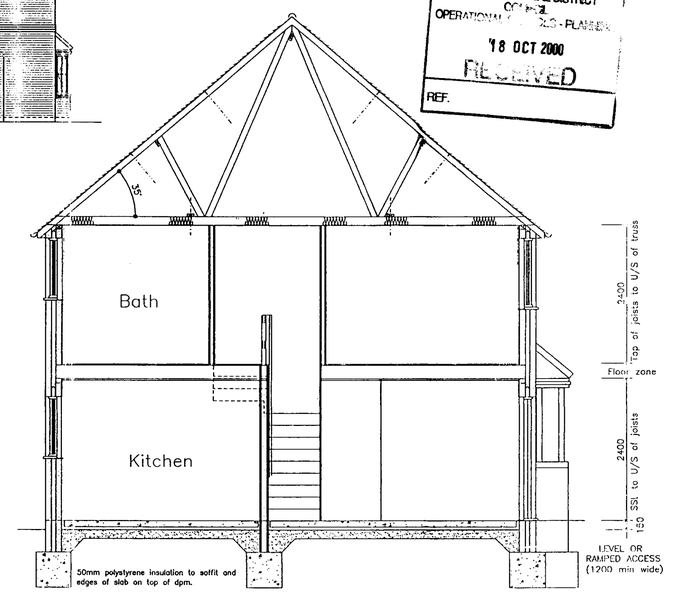
joists 38 x 200 @ 400 crs

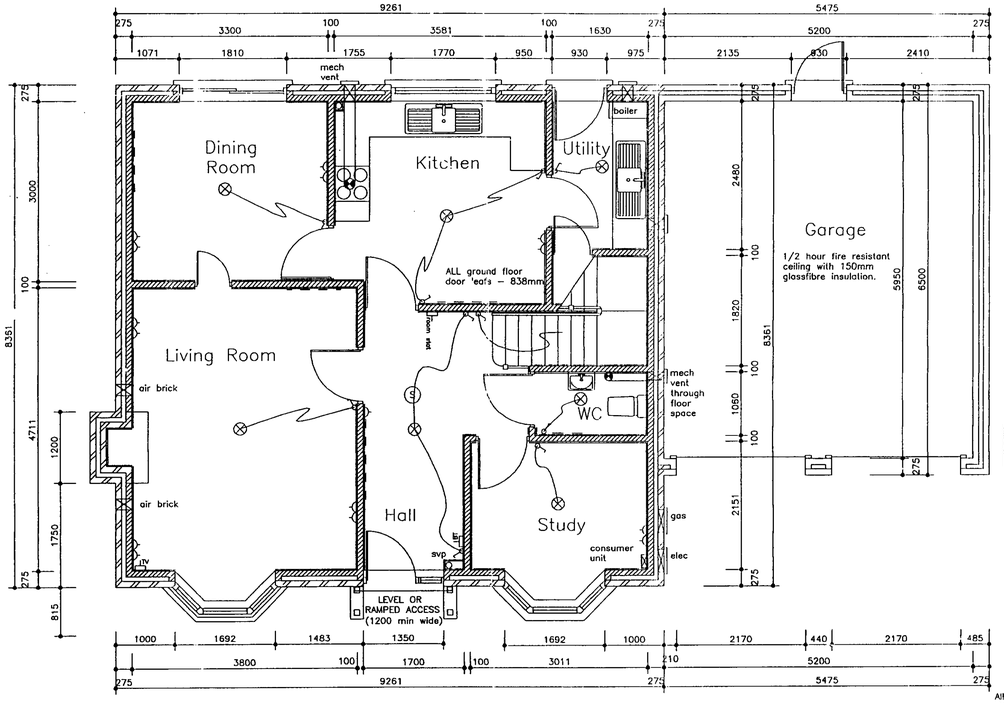
JOIST LAYOUT



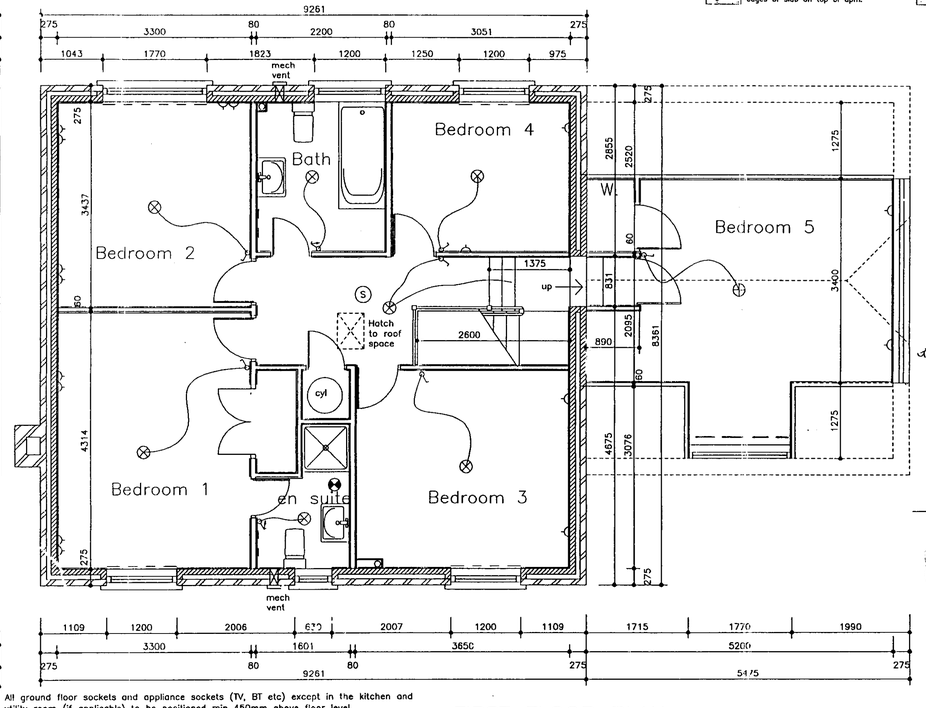
ROOF TRUSSES @ 600 crs

ROOF TRUSS LAYOUT

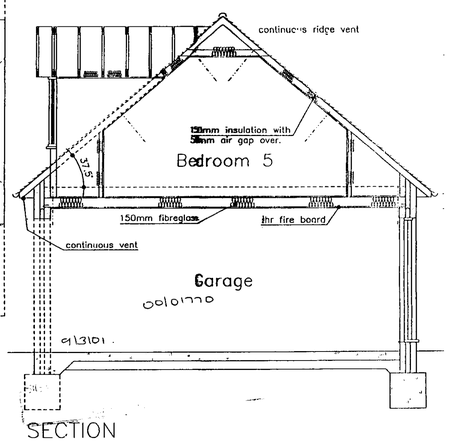




GROUND FLOOR PLAN



FIRST FLOOR PLAN



WOODS HARDWICK

28. JUL 2000

SEEN	ACTION	FILE No.

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

All ground floor light switches to be positioned within 1200mm of floor level.

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYL.CUP'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- (S) SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or – 50mm (2")

AREA	METRIC	IMPERIAL
Living	4661 x 3750	15'3" x 12'3"
Dining	3250 x 2950	10'8" x 9'8"
Study	2961 x 2251	9'8" x 7'4"
Kitchen inc fitting units	3531 x 3390	11'7" x 11'2"
Bedroom 1 exc w/robe	4289 x 3275	14'1" x 10'9"
Bedroom 2	3412 x 3275	11'2" x 10'9"
Bedroom 3	3326 x 3495	10'11" x 11'6"
Bedroom 4	2495 x 3026	8'2" x 5'11"
Bedroom 5	3375 x 4285	11'1" x 14'0" ex wardrobe

Rev	Instruction	Description
A.		Alterations to conform to Part M of Building Regulations
B.		Amended to client comments
C.		To include radiator above bed 5.

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:100 1:50

DATE.

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

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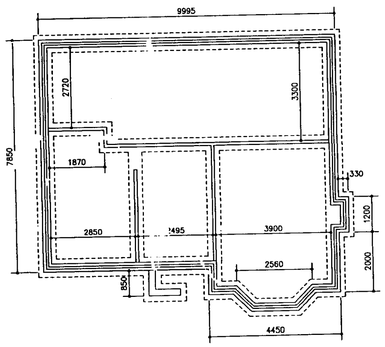
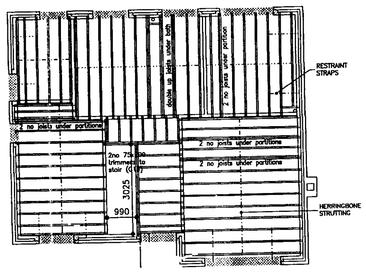
M-159 - COTTAGE - EAST Rev C.

HO1773/00

A1

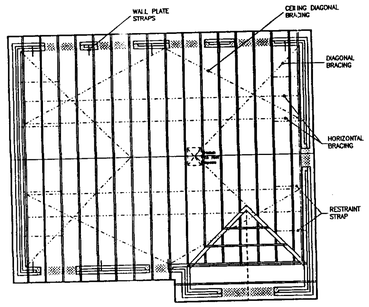


FOUNDATION PLAN



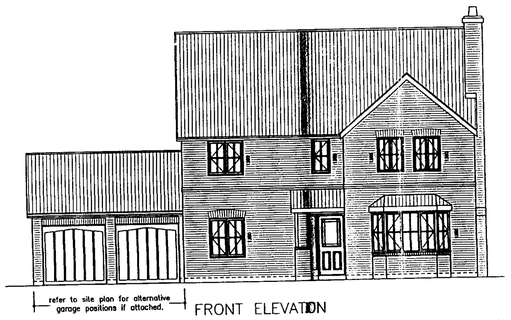
JOIST 47 x 200 @ 400 CRS C16

JOIST LAYOUT

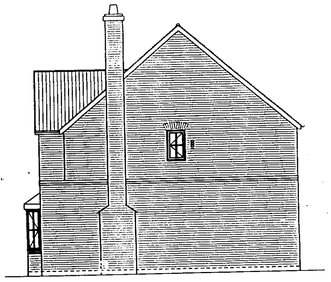


ROOF TRUSSES @ 600 CRS

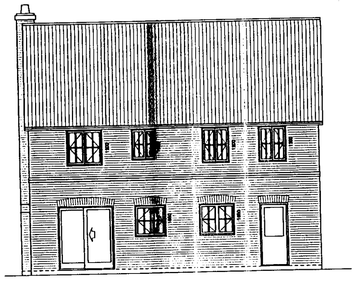
ROOF PLAN



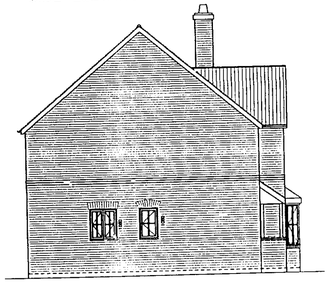
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

1:1 1:100 1:20 1:200 1:5 1:50 1:1250 1:2500

General Notes

XX – windows marked thus to be an additional window on corner plots

XXX – windows marked thus to be omitted as necessary to suit attached garage position.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

All ground floor light switches to be positioned within 1200mm of floor level.

50mm polystyrene insulation to soffit and edges of slab on top of dpm.

TYPICAL SECTION

HUNTINGDONSHIRE DISTRICT COUNCIL
OPERATIONAL SERVICES
18 OCT 2000
REF.

WOODS HARDWICK

28. JUL 2000

SEEN	ACTION	FILE No.

Rev	Instruction	Description
A		Alterations to conform to Part M of Building Regulations
B		Amended to client comments
C		Amended to show Patio Doors on GF plan
D		Bed 1/Hall window position amended
E		Bed 1/kitchen dims amended
F		Various amendments

Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYLCUP'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or – 50mm (2")

AREA	METRIC	IMPERIAL
Living exc bay	4700 x 3850	15'5" x 12'3"
Dining Room	3200 x 3000	10'8" x 9'10"
Study	2855 x 2855	9'3" x 9'4"
Kitchen inc. fitted units	4325 x 3250	14'2" x 10'8"
Utility	2675 x 1845	8'9" x 6'0"
Bedroom 1	5380 x 3875 max. min	17'8" x 12'9"
Bedroom 2	4420 x 3100	14'7" x 10'2"
Bedroom 3	4080 x 2865	13'5" x 9'4"
Bedroom 4	3085 x 2525	10'1" x 8'3"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE.

1:100 1:50

DATE.

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

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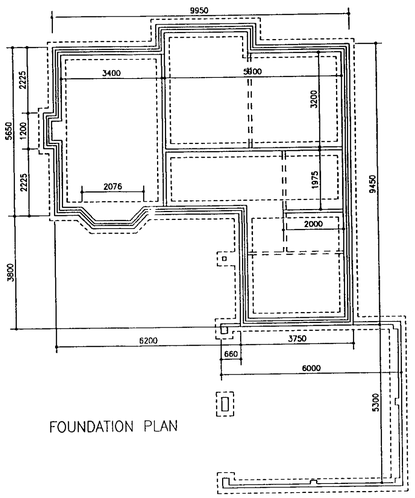
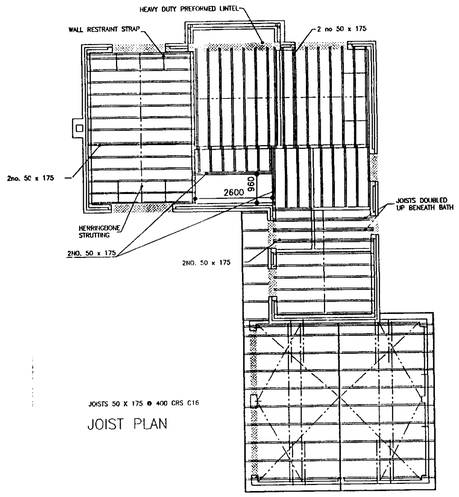
M-Cottage C/158 East Rev F

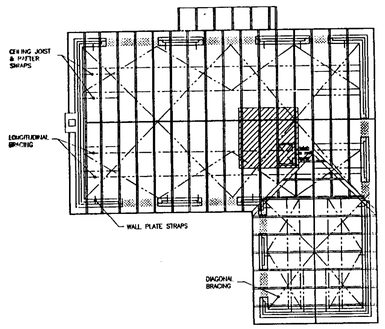
H01770/00 A1



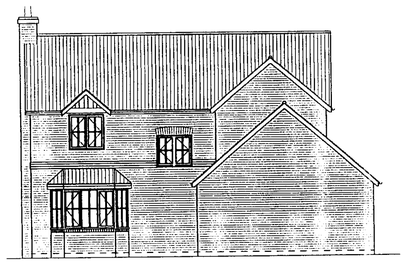
FOUNDATION PLAN



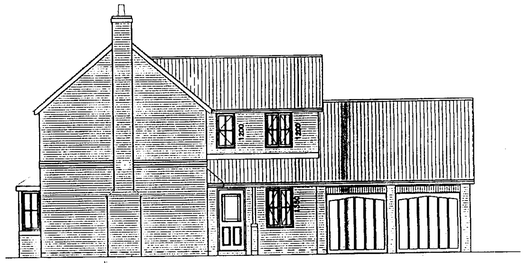
JOIST PLAN



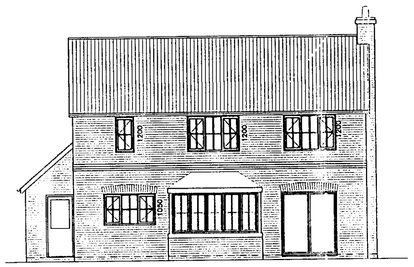
ROOF PLAN



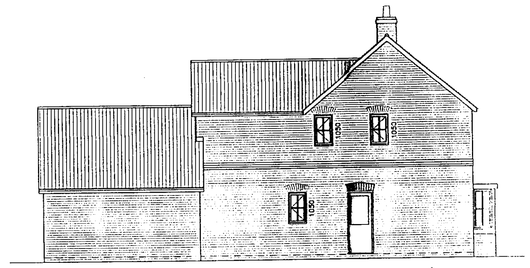
FRONT ELEVATION



SIDE ELEVATION

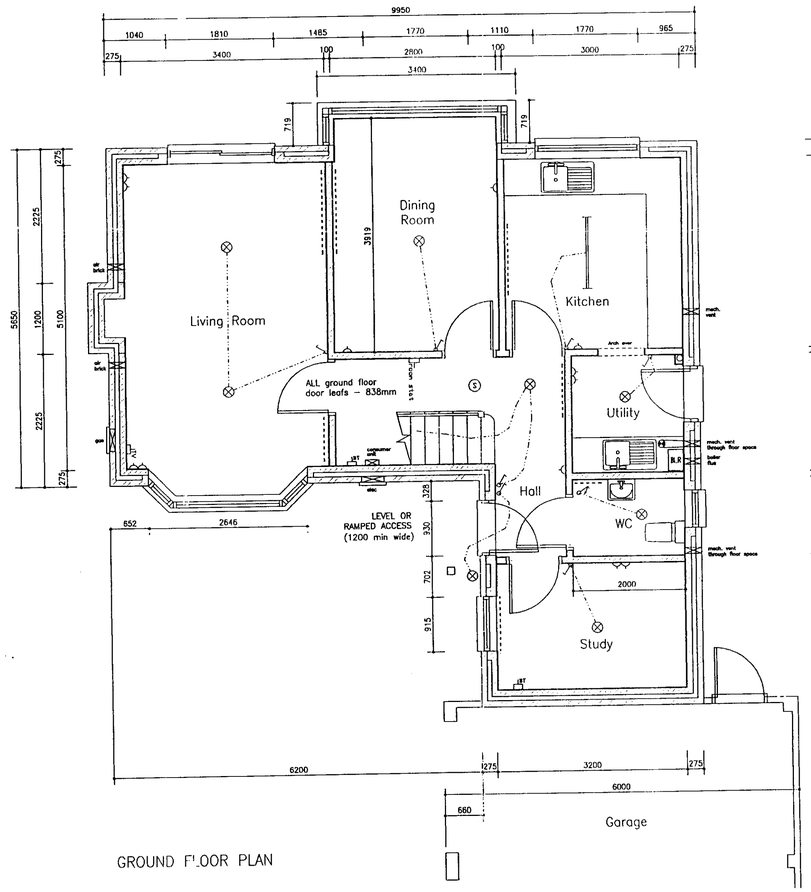


REAR ELEVATION

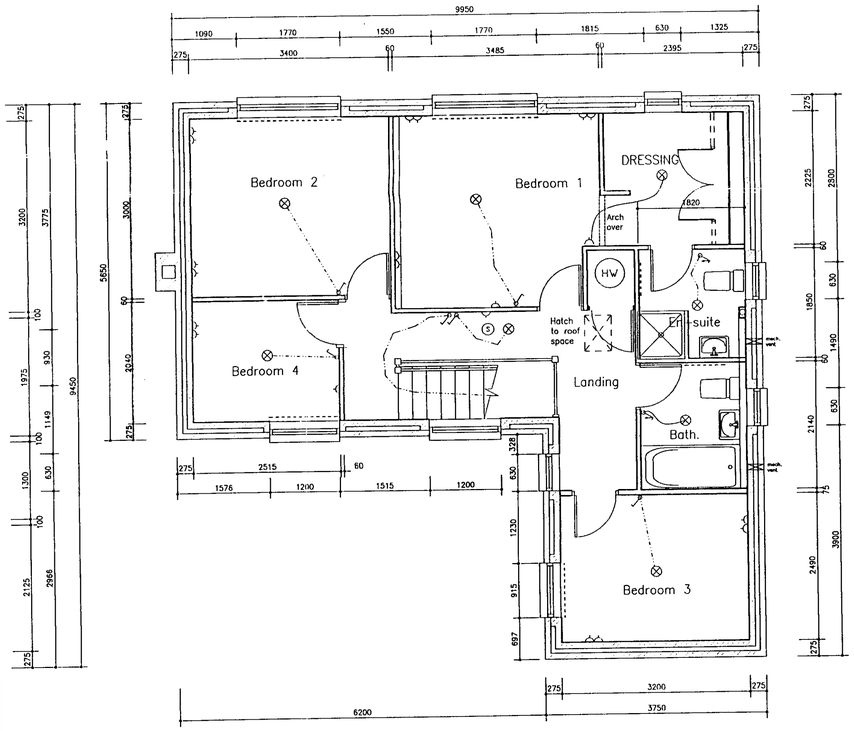


SIDE ELEVATION

HUNTINGDONSHIRE DISTRICT COUNCIL
OPERATIONAL SERVICES PLANNING
18 OCT 2000
RECEIVED
REF.



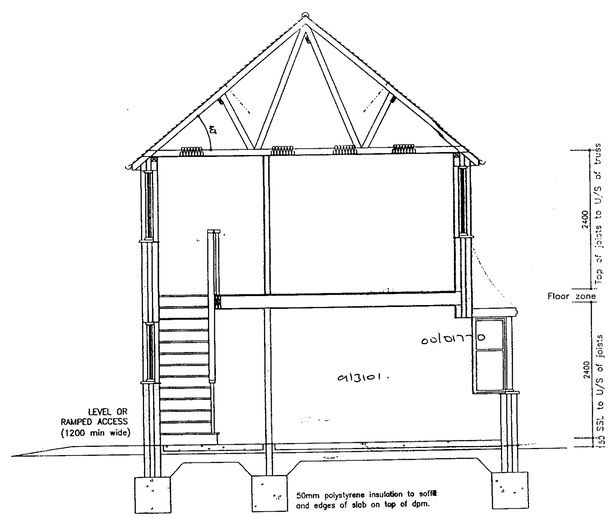
GROUND FLOOR PLAN



FIRST FLOOR PLAN

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

All ground floor light switches to be positioned within 1200mm of floor level.



SECTION

Rev	Instruction	Description
A		Alterations to conform to Part M of Building Regulations
B		Amended to client comments
C		Elevations amended

Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL P.IR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYLCUP'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or – 50mm (2")

AREA	METRIC	IMPERIAL
Living	5050 x 3350	16'7" x 11'0"
Dining	3900 x 2750	10'4" x 9'0"
Study	3150 x 2075	10'4" x 6'10"
Kitchen/B'fast. inc fitted units	3150 x 2950	10'4" x 9'8"
Bedroom 1	3460 x 3215 max.	11'4" x 10'7"
Bedroom 2	3375 x 2975	11'1" x 9'9"
Bedroom 3	3150 x 2475	10'4" x 8'1"
Bedroom 4	2490 x 2015	8'2" x 6'7"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:100 1:50

DATE.

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

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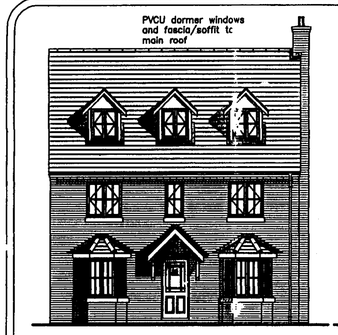
M–Cottage C/133 East Rev C

WOODS HARDWICK
28. JUL 2000
SEEN | ACTION | FILE No.

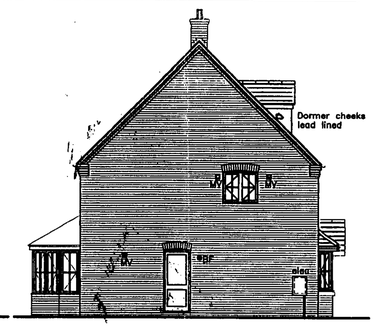
A1

DO NOT SCALE FROM THIS DRAWING

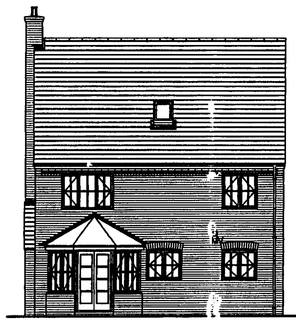
H01770/00



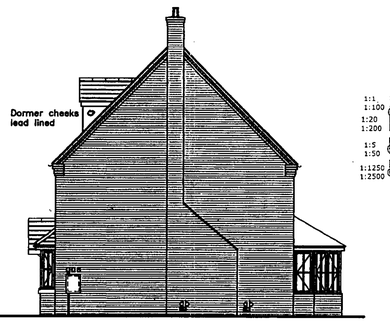
FRONT ELEVATION



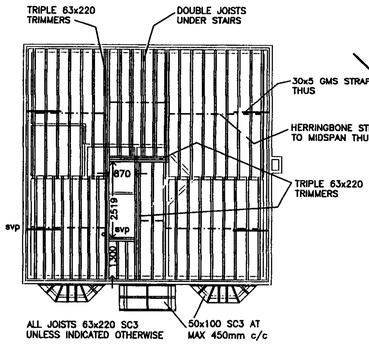
SIDE ELEVATION



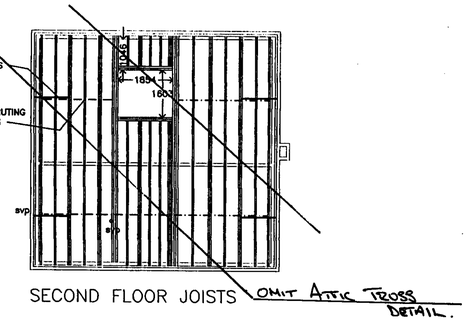
REAR ELEVATION



SIDE ELEVATION

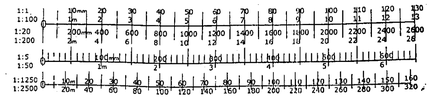


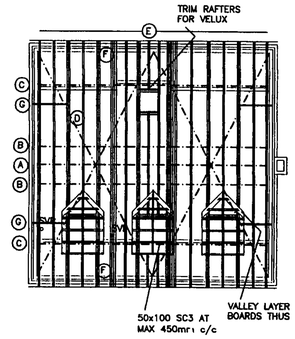
FIRST FLOOR JOISTS



SECOND FLOOR JOISTS

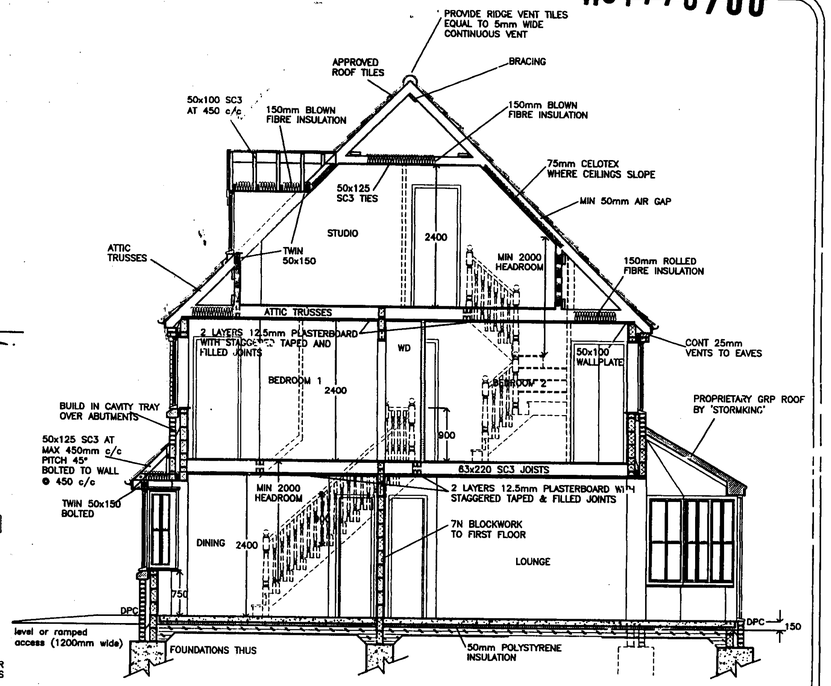
OMIT ATTIC TRUSS DETAIL.



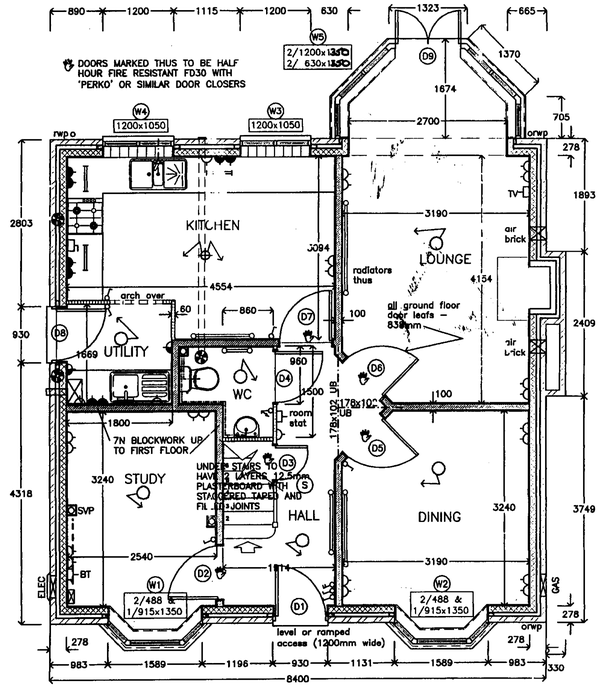


ROOF PLAN PITCH 45°

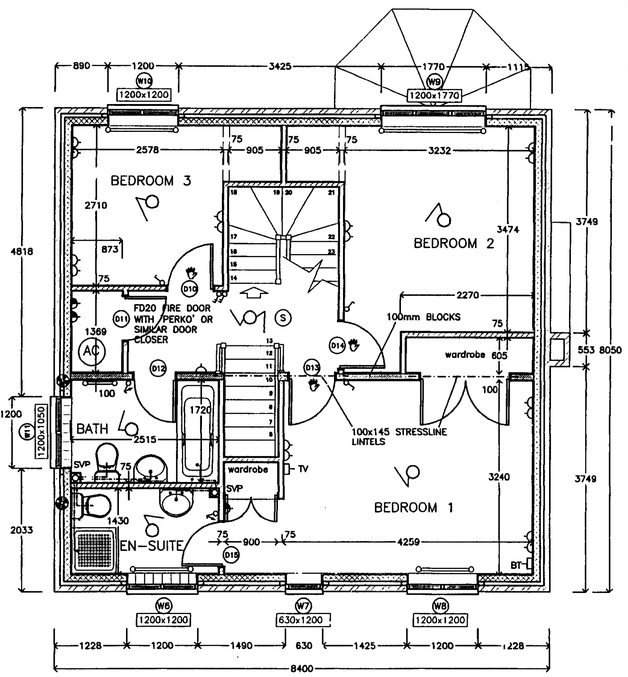
(A) LONGITUDINAL RAFTER BRACING
(B) LONGITUDINAL CEILING BRACING
(C) LONGITUDINAL RIDGE BRACING
(D) DIAGONAL BRACING
(E) STANDARD ATTIC TRUSSES AT MAX 600mm CENTRES
(F) WALL PLATE
(G) 30x5 GMS RESTRAINT STRAPS TO RAFTER & CEILING MEMBE



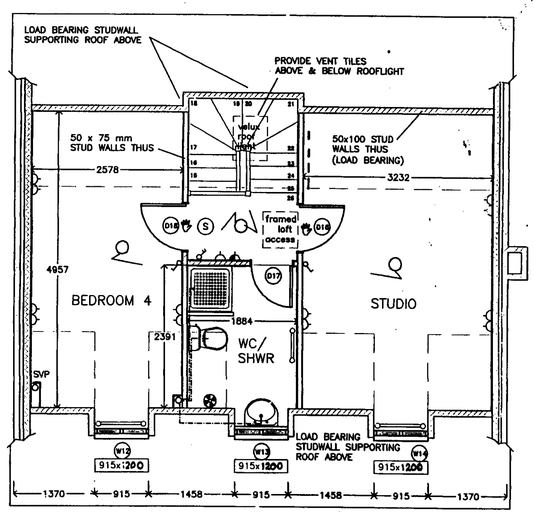
SECTION



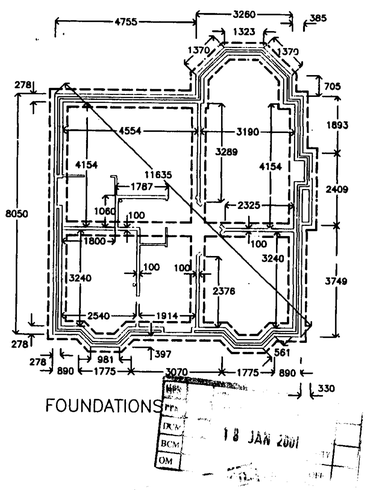
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



18 JAN 2001

00/01770

013101

23. OCT 2000

SEEN | ACTION | FILE No.

Rev	Instruction	Description
A	RS.	PARAMOUNT STUD REPLACES WITH 50 X 75 mm STUD
B	RS.	Various amendments
C	RS.	" To Dormer Cheeks

ELECTRICAL LAYOUT KEY

- low level twin 13amp socket
- mid level twin 13amp socket
- single 13amp socket
- fused spur
- mechanical vent
- pendant light fitting
- central spot cluster
- underlighter
- light switch
- 2-way switch
- pull switch
- cooker point
- room stat
- consumer unit
- (S) smoke detector

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.
All ground floor light switches to be positioned within 1200mm of floor level.

All dimensions are to finished surfaces and are approximate to a tolerance of + or - 50mm (2")

HOUSE TYPE 170
All dimensions are to finished surfaces and are approximate to a tolerance of ± 50mm (2").

ROOM		METRIC	IMPERIAL
Lounge	(excluding bay)	4104 x 3140	13'6" x 10'4"
Dining	(excluding bay)	3180 x 3140	10'5" x 10'4"
Kitchen	(max)	4504 x 3044	14'9" x 10'0"
Study	(excluding bay)	3180 x 2490	10'5" x 8'2"
Bed 1	(excluding recess)	4234 x 3215	13'11" x 10'5"
Bed 2	(excluding recess)	3448 x 3207	11'4" x 10'6"
Bed 3		2553 x 2685	8'5" x 8'10"
Bed 4		4957 x 2553	16'3" x 8'5"
Studio		4957 x 3207	16'3" x 10'6"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:50:100

DATE. APRIL 2000

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

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M-170 - EAST Rev C

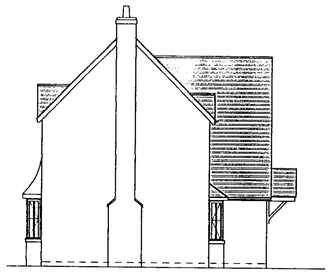
A1

H01770/00

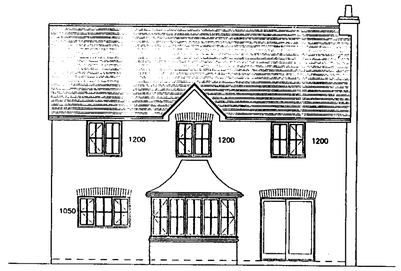
HUNTINGDONSHIRE DISTRICT COUNCIL
OPERATIONAL SERVICES
18 OCT 2000
RECEIVED
REF.



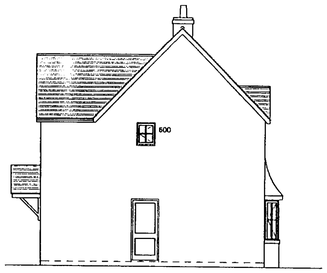
FRONT ELEVATION



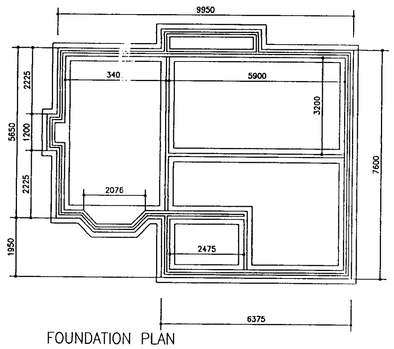
SIDE ELEVATION



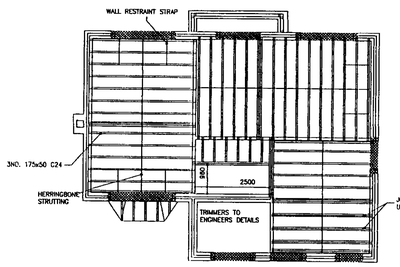
REAR ELEVATION



SIDE ELEVATION

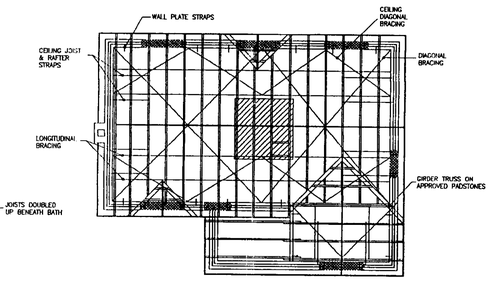


FOUNDATION PLAN



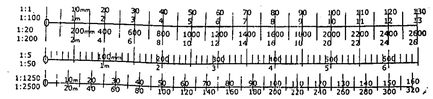
JOISTS 50 X 173 @ 400 CRS C16

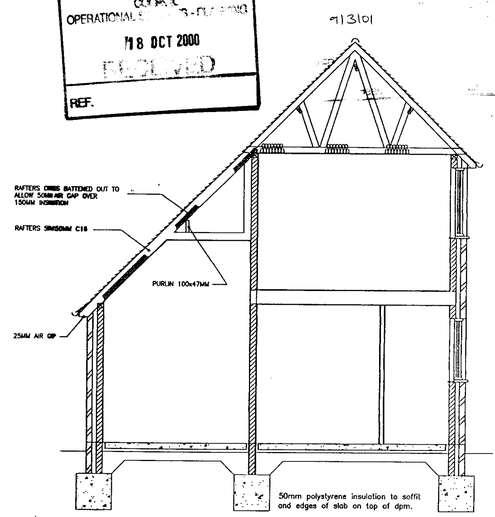
JOIST PLAN



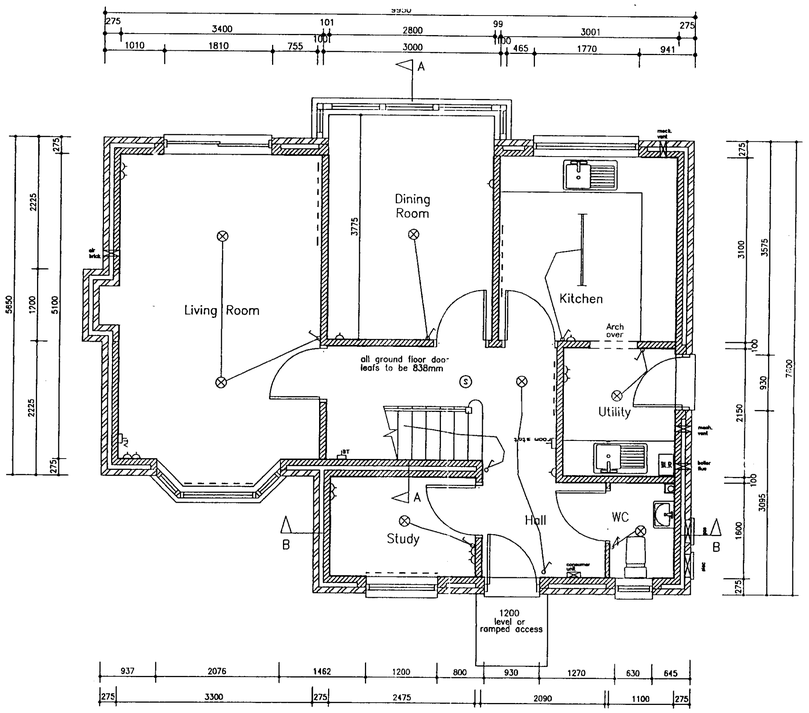
ROOF TRUSSES @ 600 CRS

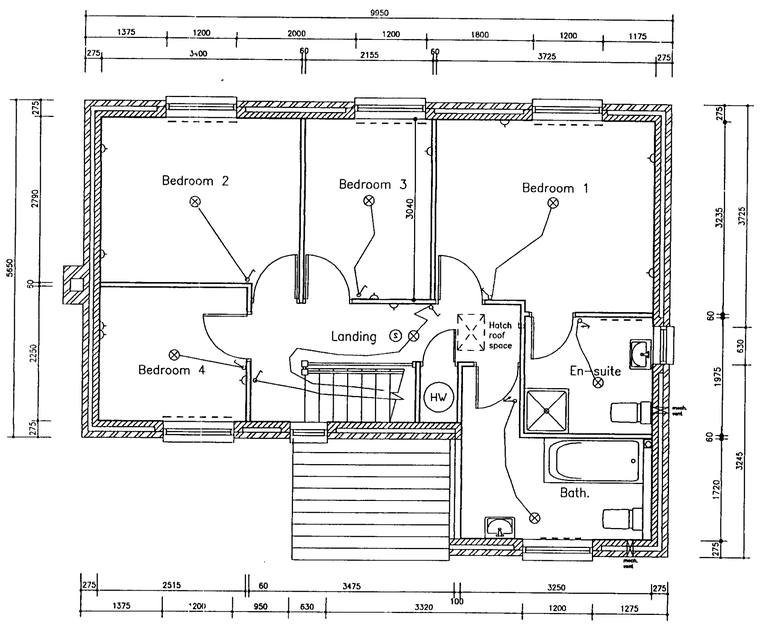
ROOF PLAN



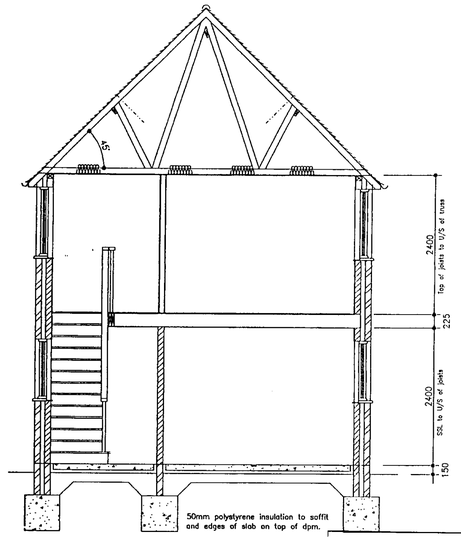


SECTION B–B





FIRST FLOOR PLAN



SECTION A–A

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

All ground floor light switches to be positioned within 1200mm of floor level.

Rev	Instruction	Description	Rev	Instruction	Description
A	RS	Amended to client comments			

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYL.CUP'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or – 50mm. (2")

AREA	METRIC	IMPERIAL
Living	5050 x 3350	16'7" x 11'0"
Dining	3750 x 2750	12'3" x 9'0"
Study	1625 x 2425	5'4" x 7'11"
Kitchen/B'fast. inc fitted units	3050x 2950	10'0" x 9'8"
Bedroom 1	3700 x 3015	12'2" x 9'11"
Bedroom 2	3375 x 2765	11'1" x 9'1"
Bedroom 3	2153 x 3015	7'1" x 9'11"
Bedroom 4	2225 x 2490	7'4" x 8'2"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:100 1:50

DATE.

WOODS HARDWICK

28. JUL 2000

SEEN	ACTION	FILE No.

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

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M–Cottage C/115 East Rev A

PARCEL 8

YAXLEY

A1

H01770/00

INFORMAL OPEN SPACE

S.W ATTENUATION AREA

PETERBOROUGH
HUNTINGDON

PUMPING STATION LOCATION

AFFORDABLE
HOUSING
PARCEL

GREEN CORRIDOR

LANDSCAPE NODE

PARCEL 7

PARCEL 4

HUNTINGDONSHIRE DISTRICT
PLANNING
18 OCT 2000
REF.

SCHEDULE

TYPE	PLOTS	NO
170	8.6, 8.42, 8.68, 8.77	4
159	8.1, 8.9, 8.19, 8.24, 8.28, 8.29, 8.35, 8.39, 8.40, 8.61, 8.75	11
158	8.2, 8.3, 8.4, 8.7, 8.8, 8.10, 8.11, 8.15, 8.23, 8.31, 8.33, 8.41, 8.43, 8.51, 8.62, 8.64, 8.67, 8.76	19
149	8.38, 8.71, 8.73	3
133	8.34, 8.52, 8.65, 8.80	4
128	8.22, 8.30, 8.37, 8.45, 8.46, 8.74, 8.78	7
127	8.16, 8.26, 8.32, 8.47, 8.50, 8.53, 8.79	7
115	8.21, 8.48, 8.60, 8.70	4
114	8.14	1
109	8.5, 8.12, 8.13, 8.25, 8.27, 8.44, 8.66	7
108	8.17, 8.18, 8.20, 8.36, 8.49, 8.54, 8.63, 8.72	8
78	8.55, 8.56	2
77	8.57, 8.58, 8.59	3
		80

**LANDSCAPING SHOWN IS INDICATIVE ONLY.
A DETAILED APPLICATION BY ALLEN PYKE ASSOCIATES LIMITED IS TO BE SUBMITTED AT A LATER DATE**

FOR SPINE ROAD DETAILS REFER TO ROADWORKS AND DRAINAGE DRAWING 12339/1025, 1026 & 1027

2 X 2M PEDESTRIAN VISIBILITY SPLAYS. PLANTING WITHIN SPLAYS TO HAVE A MAX. MATURE HEIGHT OF 600MM

HIGHWAY DETAILS ARE SUBJECT TO FURTHER SUBMISSION AT SECTION 38 STAGE INCLUDING SIGNAGE AND HIGHWAY MARKINGS

MATERIALS

Brickwork

- (A) Hanson Kempston Ceder Gold
- (B) Hanson Village Harvest Buff — Detail brick Chelwood Berkshire Red
- (C) Hanson Village Honey Gold
- (D) Hanson Village Sunglow
- (E) Ibstock Cavendish Minster Beckstone Mixture — Detail brick Chelwood Nevada Buff
- (F) Ibstock Cavendish Welbeck Red Mixture

Roof tiles

- (1) Sandtoft Farmhouse Red
- (2) Sandtoft Farmhouse Orange
- (3) Sandtoft Slate Grey

SCREEN WALLS 6ft HIGH
CLOSE BOARDED FENCE PANELS 6ft
LARCH LAP 6ft FENCING PANELS

G	AMENDMENTS TO BOUNDARY TREATMENTS	JHK	TEW	AUG 2000
F	PLOTS 6, 7, 22, 28, 30, 35, 37-39, 42, 45, 46, 61, 68, 71, 73, 74, 77, 78 SUBSTITUTED.	JRL	TEW	JUNE 2000
E	PLOT NUMBERING CORRECTED TO PLOTS 8.86 & 8.87	TEW		APRIL 2000
D	MATERIALS DETAILS ADDED	TEW		FEB 2000
C	PLOTS 8.64 & 8.65 MARKED	TEW		DEC '99
B	HIGHWAY COMMENTS INCORPORATED	TEW		SEPT '99
A	Drawing amended	RW	TEW	8.7.99

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
PRELIMINARY	CONSTRUCTION	INFORMATION	TENDER	

W O O D S H A R D W I C K

SCALE 1:500 | TITLE LAND NORTH OF THE BROADWAY YAXLEY

DRAWN TEW | CHECKED

DATE MAY 99 | DETAIL PLANNING LAYOUT AND MATERIALS PARCEL 8

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TEL. 01234 268862 ARCHITECTS & DEVELOPMENT CONSULTANTS 17 GOLDINGTON ROAD BEDFORD MK40 3NH FAX. 01234 353034

14369/1003G

CAD FILE REFERENCE :- | VIEW LEVELS :-

REFERENCE FILE LEVELS :-

A1

H01770/00

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91/310

PARCEL 8

PARCEL 7

PARCEL 2

LANDSCAPE NODE

GREEN CORRIDOR

4.5x45M vis. splay

4.5x tan. vis splay

ELECTRICITY SUB STATION IN BRICK ENCLOSURE

HUNTINGDONSHIRE DISTRICT COUNCIL
OPERATIONAL SERVICES PLANNING
18 OCT 2000
REF.

SCHEDULE

TYPE	PLOTS	NO
170	6.32, 6.33, 6.69	3
159	6.35, 6.61, 6.66	3
158	6.3, 6.4, 6.5, 6.23, 6.26, 6.27, 6.30, 6.31, 6.36, 6.38, 6.40, 6.43, 6.51, 6.67	15
149	6.39, 6.42, 6.59	3
133	6.24, 6.25, 6.34, 6.45, 6.50, 6.57	6
128	6.37, 6.41, 6.63	3
127	6.17, 6.44, 6.46, 6.53, 6.54, 6.58, 6.65	8
109	6.5, 6.8, 6.10, 6.12, 6.18, 6.21, 6.22, 6.29, 6.49, 6.52 6.55, 6.60, 6.62, 6.64, 6.28	15
108	6.6, 6.7, 6.48	3
80	6.1, 6.2, 6.11, 6.13, 6.14, 6.15, 6.16, 6.19, 6.20, 6.47	10
		69

**LANDSCAPING SHOWN IS INDICATIVE ONLY.
A DETAILED APPLICATION BY ALLEN PYKE ASSOCIATES LIMITED IS TO BE SUBMITTED AT A LATER DATE**

FOR SPINE ROAD DETAILS REFER TO ROADWORKS AND DRAINAGE DRAWING 12339/1025, 1026 & 1027

2 X 2M PEDESTRIAN VISIBILITY SPLAYS. PLANTING WITHIN SPLAYS TO HAVE A MAX. MATURE HEIGHT OF 600MM

HIGHWAY DETAILS ARE SUBJECT TO FURTHER SUBMISSION AT SECTION 38 STAGE INCLUDING SIGNAGE AND HIGHWAY MARKINGS

MATERIALS

Brickwork

- (A) Hanson Kempston Ceder Gold
- (B) Hanson Village Harvest Buff
- (C) Hanson Village Honey Gold
- (D) Hanson Village Sunglow

} Detail brick Chelwood Berkshire Red

- (E) Ibstock Cavendish Minster Beckstone Mixture
- (F) Ibstock Cavendish Welbeck Red Mixture

} Detail brick Chelwood Nevada Buff

Roof tiles

- (1) Sandtoft Farmhouse Red
- (2) Sandtoft Farmhouse Orange
- (3) Sandtoft Slate Grey

SCREEN WALLS 6ft
CLOSE BOARDED FENCE PANELS 6ft
LARCH LAP 6ft FENCE PANELS

E	BOUNDARY TREATMENTS AND SCHEDULE AMENDED	JHK	TEW	03.08.00
D	PLOTS 32,33,37,38,41,42,59,63 & 69 SUBSTITUTED. MATERIALS SCHEDULE	JHK	TEW	JUNE 2000
C	HIGHWAY COMMENTS INCORPORATED	RW	TEW	FEB 2000
B	Drawing amended	RW	TEW	6.7.99
A				

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
PRELIMINARY	CONSTRUCTION / INFORMATION		TENDER	

WOODS HARDWICK

SCALE 1:500
TITLE LAND NORTH OF THE BROADWAY YAXLEY
DRAWN TEW CHECKED
DATE MAY 99
DETAIL PLANNING LAYOUT AND MATERIALS PARCEL 6

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH ANY WORK OR SHOP DRAWINGS. REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. © COPYRIGHT

ARCHITECTS & DEVELOPMENT CONSULTANTS
17 GOLDINGTON ROAD BEDFORD MK40 3NH
TEL. 01234 268862 FAX. 01234 353034

14369/1002E

CAD FILE REFERENCE :- VIEW LEVELS :-
REFERENCE FILE LEVELS :-